

# **Bolney Neighbourhood Plan**

**Sustainability Appraisal incorporating Strategic  
Environmental Assessment**

**September 2015**



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## APPENDICES

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# 1 INTRODUCTION

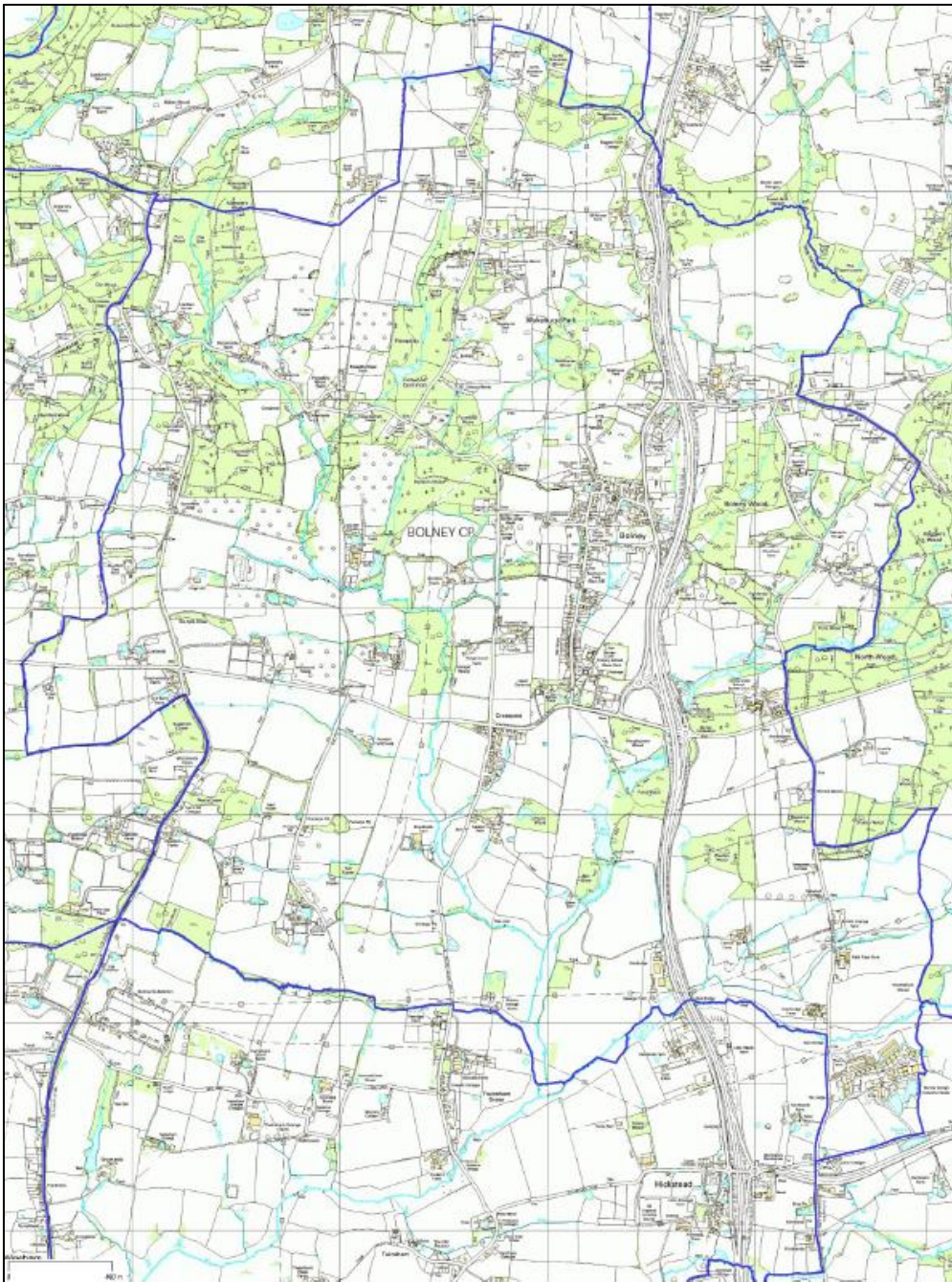
- 1.1 This document sets out the baseline information on the parish, the plans and policies influencing the production of the Bolney Neighbourhood Plan, current sustainability issues that are facing the parish and the sustainability objectives that the Neighbourhood Plan should strive to achieve.
- 1.2 The Bolney Sustainability Framework Scoping Report was published by Bolney Parish Council in February and March 2015. It was the subject of consultation with Mid Sussex District Council, the Environment Agency, Natural England and Historic England. A summary table of the comments from statutory consultees is contained in Appendix A. The objectives have been amended to take account of the advice and comments received.
- 1.3 In addition, the draft Sustainability Appraisal was the subject of consultation in May/June 2015 alongside the Pre-Submission Neighbourhood Plan (Regulation 14 stage). This document has been further amended in the light of representations received. In particular, comments from site promoters have resulted in a review of the sustainability assessment and clearer presentation of the assessment.
- 1.4 The commitment to the achievement of sustainable development has been set out in legislation introduced at both European and national level. In 2004 the European Directive on Strategic Environmental Assessment (Strategic Environmental Assessment) was implemented in the UK. This sets out the requirement for Strategic Environmental Assessment, which has been incorporated into the Sustainability Appraisal process. Section 39 of the Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. The Sustainability Appraisal incorporates the Strategic Environmental Assessment process – for ease, this report is referred to as the Sustainability Appraisal from now on in this document, although it incorporates the elements required for Strategic Environmental Assessment.
- 1.5 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:
  - Living within environmental limits
  - Ensuring a strong, healthy and just society
  - Building a strong, stable and sustainable economy
  - Promoting good governance
  - Using sound science responsibly
- 1.6 One of the means by which sustainable development can be achieved is through the land-use planning process. The Bolney Neighbourhood Plan will need to be in general conformity with the Mid Sussex Local Plan 2004 and, as far as possible, with the emerging District Plan. If approved by a referendum, the Neighbourhood Plan will become a part of the development plan for the parish of Bolney.

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

## 2 METHODOLOGY

- 2.1 The Bolney Neighbourhood Plan covers the whole of the parish of Bolney (see Figure 1.1). It has been prepared by a Core Team comprising members of Bolney Parish Council and volunteers from the community. To inform the Sustainability Appraisal, they collected data about Bolney on a wide range of matters.
- 2.2 The majority of the district-wide data had already been collected for the Sustainability Appraisal for the Mid Sussex District Plan and had been obtained from the various sources best placed to provide accurate data in their relevant area of expertise. This information has enabled the environmental, social and economic issues facing both the district and Bolney to be established.

**Figure 1.1: Bolney Neighbourhood Plan designated area**



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

*'Our vision is to deliver the sustainable development of Bolney parish, at a scale and form that preserves its distinctive rural character, landscape and community ethos.'*

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

### **3 POLICY CONTEXT**

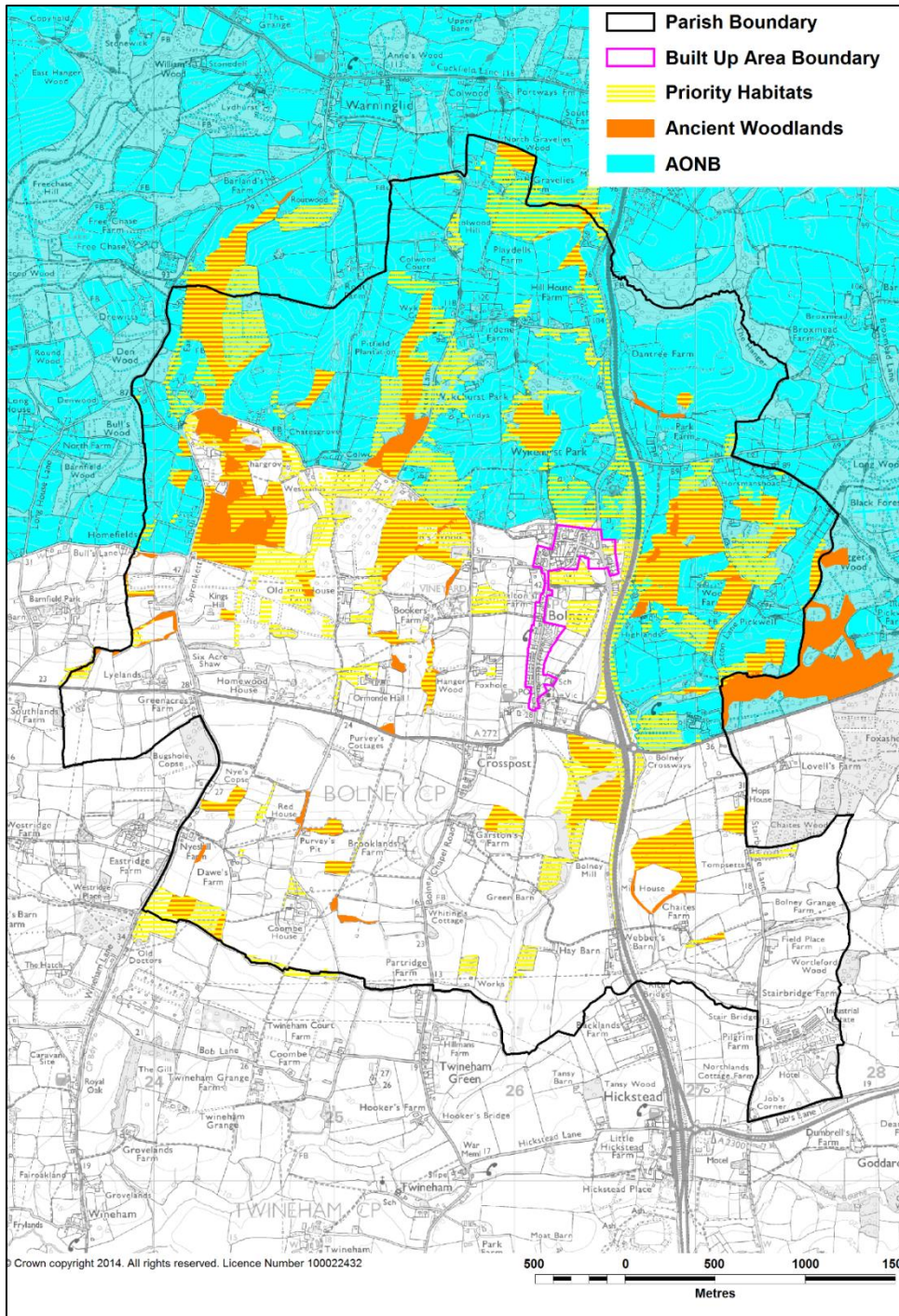
- 3.1 The Bolney Neighbourhood Plan is being prepared in accordance with national and local planning policies. At the national level, the National Planning Policy Framework (NPPF) establishes the scope and purpose of neighbourhood plans. At the local level, the development plan of Mid Sussex comprises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

## 4 PARISH CHARACTERISTICS AND ISSUES

### Nature conservation

- 4.1 The rural and relatively unspoilt landscape and the presence of a significant amount of ancient woodland provides the area with a rich conservation and biodiversity resource.
- 4.2 Figure 4.1 provides a map of the environmental features of the area. This shows that the parish has several significant areas of ancient woodland and priority habitats.

**Figure 4.1: Key environmental features**





## Species

- 4.3 The southern part of the parish is a breeding area for lapwings. This farmland bird has suffered significant declines in recent years and is now a Red List species.
- 4.4 The extreme eastern edge of the parish is a breeding area for turtle doves which have seen a rapid and sustained population decline. One cause of the decline is thought to be lack of seed and grain as food during the breeding season, resulting in a much shorter breeder season with fewer nesting attempts. The species is now included on the Red List of conservation concern.
- 4.5 Large parts of the parish are priority habitats for deciduous woodland.

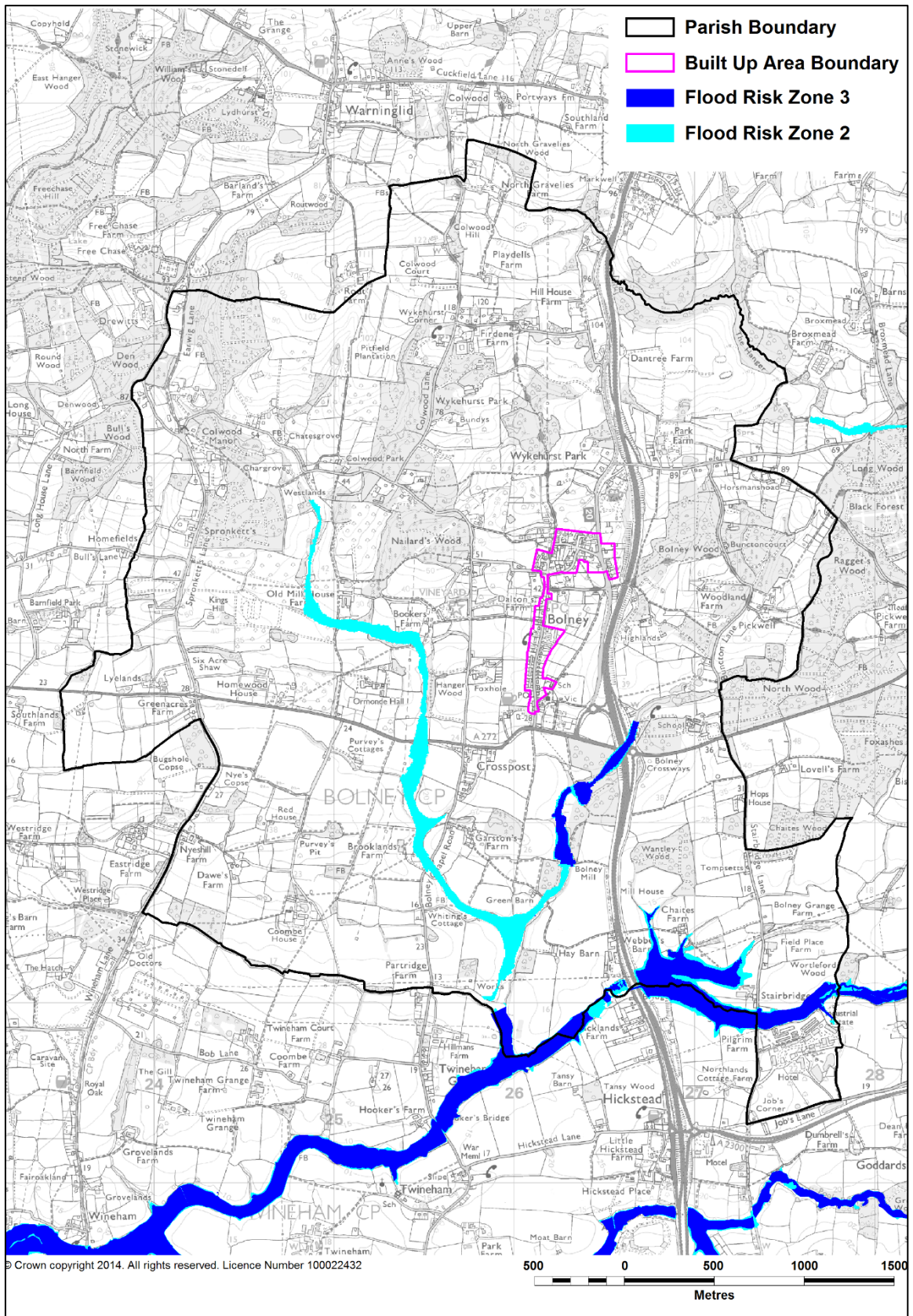
## Landscape

- 4.6 Bolney is a rural parish in the very western part of Mid Sussex district. The northern and eastern part of the parish is covered by the High Weald Area of Outstanding Natural Beauty (AONB), which comes right up to the settlement boundary of Bolney village. This is relevant because this is the area of focus for the Neighbourhood Plan.
- 4.7 The parish sits within the High Weald landscape character area, defined by its wooded ridges and valleys. This classification is further subdivided by capacity and Bolney parish contains the following landscape capacity areas:
- Bolney Sloping High Weald – low/medium landscape capacity. This covers the north-eastern quadrant of the parish, including areas adjacent to Bolney village.
  - Bolney High Weald Fringe – low landscape capacity. This covers the north-western quadrant of the parish, including areas adjacent to Bolney village.
  - Twineham Green Low Weald - low/medium landscape capacity. This covers the south-western quadrant of the parish and runs up to the A272.
  - Crosspoint Southern Weald - medium landscape capacity. This covers the south-eastern quadrant of the parish and runs up to the A272.
- 4.8 A 'Low' rating for landscape capacity indicates that development is likely to have a significant and adverse effect on the character of the landscape area as a whole and is thus unsuitable for strategic scale development.
- 4.9 A 'Low/medium' capacity rating indicates that development is likely to have an adverse effect on most of the character area and while smaller development may be possible in a very few locations within the character area, it will not be suitable for strategic scale development.
- 4.10 A 'Medium' capacity rating identifies a landscape character area with the capacity for limited development in some parts of the character areas (e.g. infill sites or small urban extensions). New development would need to be closely related and having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.

## Water

- 4.11 There have been few reporting incidences of flooding and the Environment Agency has confirmed that the large majority of the parish is in Flood Zone 1 (not covered by the light or dark blue areas), which is defined as having a low probability of flooding from rivers or the sea. This is shown in Figure 4.2 below.

**Figure 4.2: High flood risk areas**



## Soil and Geology

- 4.12 The heart of Bolney parish is characterised by the presence of slightly acid loamey and clayey soil. This has slightly impeded drainage with moderate to high fertility<sup>1</sup>. Farmed land is drained and therefore vulnerable to pollution run-off and rapid through-flow to streams.
- 4.13 The northern and southern areas of the parish have loamey and clayey soils that are slowly permeable and seasonally wet. They are slightly acid and have moderate fertility. The main risks are associated with overland flow from compacted or poached<sup>2</sup> fields.
- 4.14 The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. Published by Natural England<sup>3</sup>, the ALC provides a classification in 5 grades using a number of criteria including climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, structure, texture, chemicals, stoniness). The scales ranges from 1 (high quality) to 5 – poorest.
- 4.15 The NPPF (paragraph 112) states that relevant planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality. The ALC for Mid Sussex district, as summarised in the Mid Sussex Consultation Draft District Plan Sustainability Appraisal, states that 63.7% of the area of the district is classified as Grade 3, with 1.4% classified as Grade 2 and none classified as Grade 1 (paragraph 3.66). Whilst the NPPF says that Grades 1, 2 and 3a represent best and most versatile agricultural land, it is not possible to split the Grade 3 land in the district out to identify the proportion that is Grade 3a. It is also not possible to look at an equivalent split for Bolney parish. However, the large majority of land in the parish is classified as Grade 3 (with the remainder being Grade 4) so could be considered that there is only a minimal amount of agricultural land in the parish that could fall into the 'best and most versatile' category. The majority therefore is of low agricultural value.

## Heritage

- 4.16 The parish includes 46 listed buildings, of which one is grade I listed, 44 are grade II and one is grade II\*. Of this total, 13 are in or adjacent to the Bolney village settlement area, with the majority being outside the settlement boundary. This is shown in Figures 4.3 and 4.4.
- 4.17 There are no scheduled ancient monuments in the parish.
- 4.18 Two parts of Bolney village were designated as a conservation area, this having been granted in January 1989. The southern part of the village contains several listed buildings, including the Grade I Church of St Mary Magdalene with its Norman chancel and nave. The buildings which are arranged in an attractive manner around Bolney Street together create a sense of enclosure and form an attractive entry to the village. The northern part of the Conservation Area, which also contains a number of listed buildings, includes those properties fronting onto Bolney Street, north of 'Leacroft', Cherry Lane and Top Street. Bolney parish is characterised by low density development, with trees, hedges and open spaces making an important contribution to its attractiveness.
- 4.19 The following features, in particular, contribute to the character of the Conservation Area:

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<sup>1</sup> Source: Cranfield Soilscape map

<sup>2</sup> Poached fields are those where damage has been caused to turf by the feet of livestock

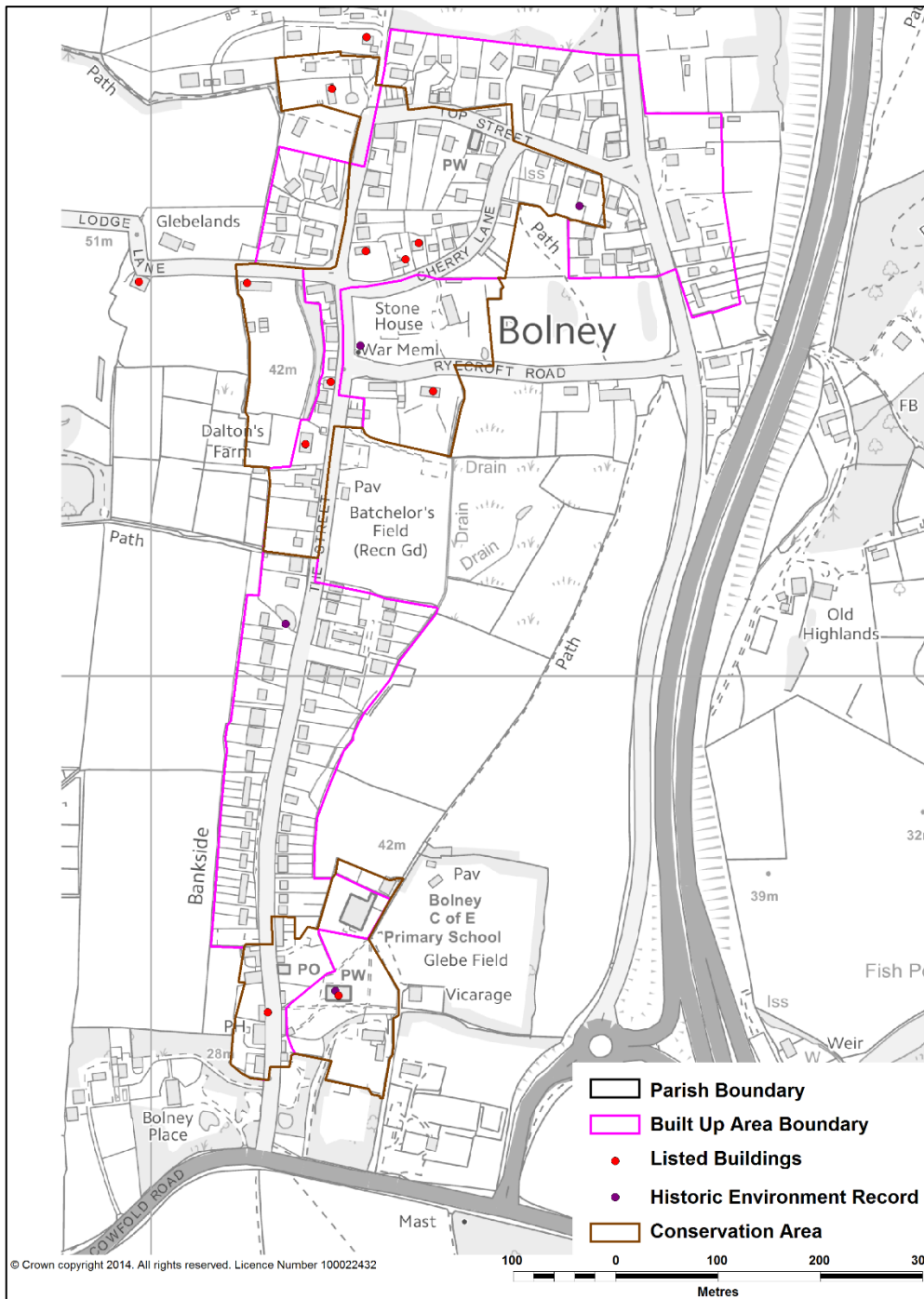
<sup>3</sup> <http://publications.naturalengland.org.uk/file/4424325>

- the lack of a uniform building line which adds variety and interest, reflects the gradual growth of the village and enhances its semi-rural character;
- the variety of age and style of the buildings and the use of natural and traditional building materials;
- the attractive walling within the area;
- the attractive countryside views; and
- views into and out of the Conservation Area.

**Figure 4.3: Listed buildings and Conservation Area in Bolney parish**



**Figure 4.4: Listed buildings and Conservation Area in Bolney village**



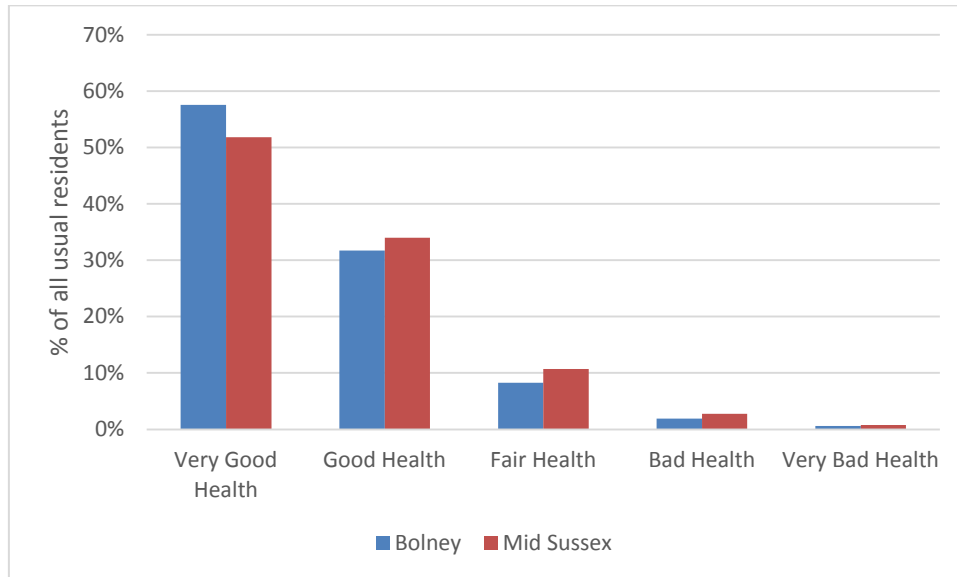
## Air and Climate

4.20 Generally air pollution is low and most emissions are generated by traffic generated from the A23 and the A272 that pass through the Parish. There are no Air Quality Management Areas within the Neighbourhood Plan area.

## Human characteristics

- 4.21 Figure 4.5 shows that the general health of Bolney residents is good. Those with 'very good' health are above the district average which more than offsets slightly lower proportions of those with 'good' and 'fair' health. Those in bad health represent less than 3% of the population.

**Figure 4.5: General health, 2011**



Source: 2011 Census

## Roads and transport

- 4.22 The local roads serving Bolney village are very small, rural roads that are inappropriate for carrying significant volumes of traffic.
- 4.23 The major routes through the parish are the A23, running north to south and the A272, running east to west. These routes surround Bolney village on the eastern and southern sides. There are also some residential properties and businesses on the south side of the A272 which suffer from a degree of severance from Bolney village. This is due to the difficulty of crossing the A272, which is particularly the case during peak periods.

## Infrastructure

- 4.24 Bolney has the following community infrastructure assets:
- A primary school and pre-school provision
  - Post Office
  - Two places of worship
  - Two recreational spaces used for formal and informal recreation
  - Two pubs/restaurants
  - Two shops which are part of petrol stations
- 4.25 In addition, a new community hall, which is located on the larger of the two recreational spaces, opened in May 2015. This provides spaces for sports, dance, village societies and pre-school in

one large and one small hall, a changing facility for sport and theatre, an office room, a kitchen and foyer/community café area.

### **Economic characteristics**

- 4.26 The 2011 Census recorded that the population of the Bolney parish was 1,366 persons, living in 511 households. Since 2001, the population has grown by 179 persons, or 15%. Comparatively, the Mid Sussex district population grew by 10%. Over the same period, the number of households grew by 61 (14%) in Bolney and by 10% in Mid Sussex district. This number reflects the number of new houses built over the decade to 2011.
- 4.27 There has been a broad trend in the increase in population and number of households across the wider district but the rate of increase appears to be higher in Bolney.
- 4.28 A potential barrier for access to housing is house prices – both in relative and absolute terms. In October 2014, the average price of a dwelling (all types) in the RH17 postcode area (covering Bolney and the surrounding rural areas) was £479,000<sup>4</sup>. Based on a 95% mortgage, a couple would need a combined income of £182,000, or a single person an income of £151,500, to be able to buy such a property.

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<sup>4</sup> Source: [www.home.co.uk](http://www.home.co.uk)



## 5 KEY SUSTAINABILITY ISSUES

### SWOT analysis

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

**Table 5.1: SWOT analysis of issues facing Bolney parish**

<p><b>Strengths</b></p> <p>Low crime rate, valued school, outstanding landscape setting, designated land (e.g. AONB,), conservation area, strong community spirit, good range of community activities, choice of pubs, shops, friendly church and chapel, access to Haywards Heath, Crawley, Brighton, Horsham and Burgess Hill for other major hubs.</p>	<p><b>Weaknesses</b></p> <p>Traffic speed, volume and weight and widespread parking issues, pedestrian vulnerability, infrequent public transport, no doctors' surgery, limited activities for older children, high house prices, lack of affordable housing, piecemeal pavements and verges, lack of shops</p>
<p><b>Opportunities</b></p> <p>Improve pedestrian safety, implement traffic management, better balanced age distribution, improve contact and service to elderly, encourage use of renewable energy, encourage local businesses, expand community activities, improve network of footpaths</p>	<p><b>Threats</b></p> <p>Climate change, loss of biodiversity, drought or water interruption/contamination, danger from traffic on strategic roads, inappropriate development leading to loss of rural character, loss of services such as buses, shops, loss of agricultural land and local food self-sufficiency, loss of local distinctiveness through cumulative loss of local vernacular</p>

### Key issues

5.2 There are a number of sustainability issues and challenges facing the parish. While Bolney parish offers a high quality environment to residents and local businesses, the Neighbourhood Plan will need to manage and seek to resolve a series of issues over its lifetime if the parish is to continue to be successful while respecting its outstanding landscape setting.

5.3 In the absence of a Neighbourhood Plan (and as a consequence a lack of vision and strategy for Bolney), there will be fewer opportunities to address the issues and challenges facing the parish, as well as contributing to a reduction in the potential benefit to the community.

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

Challenges facing Bolney Parish	Effect of not having a neighbourhood plan
Problem of traffic speed, volume and weight and lack of pedestrian/cyclist safety on the A23/A272 and lanes	Residents lives will be further blighted and safety will be worsened by traffic movements
Viability of primary school	School roll reduces and therefore the school faces the threat of closure. Alternatively, speculative development results in school being over-subscribed and people making unsustainable journeys to take children to schools further afield.
Scale of housing growth	District Plan policies are strategic in nature but do require growth of rural settlements therefore Bolney could be exposed to speculative applications for major housing
Lack of affordable housing for parish residents	No suitable sites for housing for local people would be delivered
Supporting an ageing population	Potential issues of care/support/transport and a lack of local homes suitable for the needs of older people
Inadequate and potentially reducing public transport options	Increased dependence on the private car and increasing isolation for those unable to afford a car
Support and flexibility for local businesses	The needs of businesses to grow and change may be restricted by current rural policies
Infrastructure improvements such as roads, crossings, parking, community facilities	Funding for infrastructure requirements may not arise
Pressures for development in countryside	District Plan policies are strategic in nature but do require growth of rural settlements which could therefore be ad-hoc and unplanned
Loss of agricultural land to development	Could result in unnecessary loss of agricultural land due to unplanned development coming forward through speculative applications
Poor access to services and facilities	Increased dependence on the private car to access services and inability to do so for those unable to afford a car  Could result in the loss of the local petrol station/shop with no alternative convenience retail provision.
Need to maintain and enhance the high quality natural environment, wildlife networks and biodiversity of the parish	Could result in unnecessary impacts on biodiversity due to unplanned development coming forward through speculative applications
Need to protect and enhance the historic buildings and environment of the parish	Could result in unnecessary impacts on heritage assets due to unplanned development coming forward through speculative applications

## **6 OBJECTIVES OF THE SUSTAINABILITY APPRAISAL**

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

## 7 SUSTAINABILITY OBJECTIVES

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

7.2 The sustainability objectives have emerged through the following considerations:

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

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

**Table 7.1: Sustainability objectives and criteria for the Bolney Neighbourhood Plan**

Sustainability theme	Objectives	Indicators
1/Env	To preserve and enhance the natural beauty of Bolney in terms of its: <ul style="list-style-type: none"> <li>- geology, landform, water systems and climate</li> <li>- ancient woodlands</li> <li>- tranquillity</li> </ul>	<ul style="list-style-type: none"> <li>- Area of Ancient Woodland within the parish.</li> <li>- Number of developments in 'highly vulnerable' or 'more vulnerable' flood risk areas.</li> <li>- Loss of any of these features through grant of planning consent.</li> </ul>
2/Env	To protect and enhance the biodiversity of the parish, its wildlife habitats and species.	<ul style="list-style-type: none"> <li>- Area of priority habitats within the parish (data from Sussex Biodiversity Records Office)</li> <li>- Condition of ancient woodland in parish</li> <li>- Number of trees with TPOs.</li> <li>- Length of hedgerows in parish.</li> </ul>
3/Env	To protect the landscape setting of Bolney village through use of land outside the Area of Outstanding Natural Beauty and focusing development on previously developed land	<ul style="list-style-type: none"> <li>- Development within the Area of Outstanding Natural Beauty.</li> <li>- Loss of views of value, including Bolney Church, the two conservation areas and South Downs National Park.</li> <li>- Number of planning applications granted in areas with low landscape capacity.</li> <li>- Development on previously developed land.</li> </ul>
4/Soc	To ensure that housing addresses the needs of the existing community of Bolney before addressing wider needs	<ul style="list-style-type: none"> <li>- Mix of housing built by dwelling size.</li> <li>- Number of people with a local connection on the Housing Register that are newly housed.</li> <li>- Number of affordable homes completed.</li> </ul>
5/Econ	To maximise the potential of existing employment and support the needs of local employers.	<ul style="list-style-type: none"> <li>- Number of existing businesses retained.</li> <li>- Number of new businesses in the parish.</li> </ul>

Sustainability theme	Objectives	Indicators
		<ul style="list-style-type: none"> <li>- Number of local start-ups.</li> <li>- Data on employment levels.</li> <li>- Number of businesses and dwellings (for home workers) with access to superfast broadband.</li> </ul>
6/Env	To protect the identity and local distinctiveness of Bolney as a rural village and to enhance the village streetscape.	<ul style="list-style-type: none"> <li>- Number of listed buildings in built-up area.</li> <li>- Number of applications for listed building consent.</li> <li>- Number of developments within or adjacent to a Conservation Area.</li> </ul>
7/Soc	To ensure that the community has a high quality and healthy lifestyle.	<ul style="list-style-type: none"> <li>- Census figures on long term illness and general health.</li> <li>- Number/area of green spaces within walking distance of homes.</li> <li>- Usage of formal green spaces within the parish.</li> <li>- Number of formal recreation facilities within walking distance of homes.</li> <li>- Number of homes experiencing unacceptable levels of noise.</li> </ul>
8/Econ	To improve safe movement around the parish and to key service centres outside the parish by a range of modes	<ul style="list-style-type: none"> <li>- Levels of traffic using the A23/A272.</li> <li>- Levels of traffic using local roads in Bolney village.</li> <li>- Number and distance of new footpaths/cycle paths.</li> <li>- Speed data from police.</li> <li>- Accident data from police.</li> <li>- Number of safe crossing points in the village.</li> </ul>
9/Soc	To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools	<ul style="list-style-type: none"> <li>- Distance the population of the parish live from key services.</li> <li>- Availability of regular public transport.</li> <li>- Number of shops in village.</li> <li>- Speed of broadband services.</li> </ul>
10/Soc	To ensure the provision of a range of community facilities that provide for the needs of the community	<ul style="list-style-type: none"> <li>- Number of community facilities within the parish.</li> </ul>

## 8 ASSESSMENT OF NEIGHBOURHOOD PLAN POLICIES

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

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

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

Assessment of Neighbourhood Plan policy options										
Policy BOLBB1 – Built-up Area Boundary										
<b>Policy Options:</b> Option A: To have an NP policy that identifies the area where most forms of development are most sustainably located Option B: To have no NP policy, covered by MSALP Policy C1, MSELP Policy DP10										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	+	+	-?	++	0	0	+	+	+	++
B	+	+	+	-	-?	0	-?	0	-?	-?
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: Given the lack of available sites within the existing Built-up Area Boundary, Option A expands the boundary and therefore provides more opportunity for development. Option B scores more positively against objective 3 because the restriction on development would not open up the possibility of new sites impacting on the AONB. Option A scores more positively against objectives 4, 5, 7, 8, 9 and 10 largely because of the opportunities that the new development strategy would create to address these objectives in a positive manner.										

Assessment of Neighbourhood Plan policy options										
Policy BOLE1 – Protect and Enhance Biodiversity										
<b>Policy Options:</b> Option A: To have an NP policy that directs development as to how best it can protect and enhance biodiversity Option B: To have no NP policy, covered by MSALP Policies C5/C6, MSED Policy DP37										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	+	++	0	0	0	0	+	0	0	0
B	+	++	0	0	0	0	0	0	0	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: This policy will contribute to national biodiversity targets as well as fulfilling local environmental and social objectives. The inclusion of the policy gives emphasis to local designations and will protect Bolney’s rich natural features and habitats.										

Assessment of Neighbourhood Plan policy options										
Policy BOLE2 – Protect and Enhance the Countryside										
Policy Options: Option A: To have an NP policy that identifies the importance of landscape and requires good design within sensitive landscape areas Option B: To have no NP policy, covered by MSALP Policy C4, MSED Policy DP14										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	++	+	++	0	0	0	0	0	0	0
B	++	+	++	0	0	0	0	0	0	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: This policy will contribute toward protecting the High Weald AONB as well as fulfilling local environmental objectives. The inclusion of the policy gives emphasis to local landscape considerations.										

Assessment of Neighbourhood Plan policy options										
Policy BOLD1 – Design of New Development and Conservation										
Policy Options: Option A: To have an NP policy which identifies the key considerations in designing quality development within a sensitive rural environment Option B: To have no NP policy, covered by MSALP Policy B1, MSED Policy DP24										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	+	0	+	+	0	+	+	+	+	0
B	+	0	+	+	0	+	0	0	0	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy emphasises that good design is key in achieving social, environmental and economic aims, particularly access to facilities and the countryside.										



Assessment of Neighbourhood Plan policy options										
Policy BOLH1 – Residential Development Mix										
<b>Policy Options:</b> Option A: To have an NP policy which seeks to ensure that development provides a greater proportion of the dwellings that are needed in Bolney Option B: To have no NP policy, covered by MSALP Policy H2, MSED Policy DP28										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	0	++	0	0	0	0	0	+
B	0	0	0	+	0	0	0	0	0	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy ensures that the needs of Bolney are specifically delivered.										

Assessment of Neighbourhood Plan policy options										
Policy BOLH2 – Infill and Backland Development										
<b>Policy Options:</b> Option A: To have an NP policy that identifies the key issues that good design must address with development within the village. Option B: To have no NP policy, covered by MSALP Policy H3, MSED Policy DP24										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	+	0	0	+	+	0	0	0
B	0	0	+	0	0	+	+	0	0	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy ensures that the particular character of Bolney as a rural village is specifically preserved.										

Assessment of Neighbourhood Plan policy options										
Policy BOLH3 – Affordable Housing										
Policy Options: Option A: To have an NP policy that reinforces the importance of delivering affordable housing and the evidence required to ensure the right mix is delivered Option B: To have no NP policy, covered by MSALP Policy H4, MSED Policy DP29										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/ Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	0	++	0	0	0	0	0	0
B	0	0	0	+	0	0	0	0	0	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy provides greater support for the delivery of the outcomes of any Affordable Housing Needs Survey that is undertaken locally for Bolney.										

### **Scale of housing growth**

- 8.5 Policies BOLH4a-BOLH4c have been informed by assessment of the scale of growth appropriate for Bolney over the plan period. These site allocations will deliver the bulk of new housing, with the remainder coming through windfall development, which is likely to be small scale.
- 8.6 Whilst site promoters have sought to justify an objective assessment of housing need at the parish level, there is no recognised way to undertake this. National Planning Practice Guidance does not provide any guidance on this matter. Its guidance for local authorities undertaking such an exercise at the district level is to start with national population and household projections. These are only provided at a district scale, so extrapolating this data down at parish level requires a number of assumptions and does not reflect the wider plan-making process which, in the case of Mid Sussex, concentrates the majority of growth in the largest settlements in the district.
- 8.7 The approach taken to inform the Bolney Neighbourhood Plan has been therefore the focus on the sustainability of the Bolney Neighbourhood Plan area and Bolney village in particular, being the only settlement in the parish. This has sought to establish the 'tipping point' beyond which housing growth will result in detrimental impacts on the sustainability of Bolney.
- 8.8 By way of context, Bolney village has approximately 260 dwellings within the Built-Up Area Boundary and a further 250 dwellings scattered throughout the lanes in the rest of the parish.
- 8.9 Three scales of growth were considered:
- 0-50 dwellings
  - 51-100 dwellings
  - 100+ dwellings

### ***School capacity***

- 8.10 In terms of the sustainability of Bolney, one of the principal matters is the primary school. It is considered fundamentally important that Bolney Church of England Primary (C.E.P.) School is capable of providing places for children within its catchment which encompasses the Neighbourhood Plan area. Based on the child yield from an average development commonly being between 20 and 25 primary school age pupils per 100 dwellings:
- Development of up to 100 dwellings is considered unlikely to require expansion of the school. Some displacement of out-of-catchment children will occur, particularly towards the higher end of the range, but this is likely to have positive benefits in that the pupils at the school will travel from residences closer to the school, increasing the prospect of more journeys being made by non-car modes.
  - Development of more than 100 dwellings would create additional yields of pupils that would require expansion of the school. Whilst this could possibly be accommodated on sites put forward in the Neighbourhood Plan, an increase from a 1-form entry (FE) to a 2-FE school would require potentially as many as 700 additional dwellings. This strategic-scale growth would be far in excess of that which could sustainably be accommodated in Bolney.

### ***Affordable housing***

- 8.11 The 2010 Bolney Housing Needs Survey identified a need for 26 dwellings, with 11 of these required in the period 2010 to 2015 and a further 15 dwellings in the period thereafter. Since that time, 10 affordable dwellings have been granted planning permission on a rural exception

site. The need therefore stands at 16 dwellings, although it is likely that this will have increased since the 2010 survey.

- 8.12 Policy DP29 in the Mid Sussex Emerging District Plan requires 30% of market-led schemes of 11 dwellings or more to provide affordable housing. The Bolney Neighbourhood Plan allocates one site of more than 11 dwellings – the land opposite the Queens Head PH – for approximately 30 dwellings. Therefore, approximately 9-10 of these dwellings would be affordable. In addition, there is a site adjacent to the land opposite the Queens Head PH which has planning permission for a further 10 affordable housing units as a rural exception site. Therefore, together with this site in the planning pipeline, the proposed allocations are likely to fully address the affordable housing needs of Bolney.
- 8.13 Development of more than 100 dwellings will provide greater certainty that the full affordable housing needs will be addressed. However, if this level of overall growth rises significantly beyond 100 dwellings then it is likely that there will be an excess of affordable housing and that new properties will be made available to those that would not otherwise be looking to live in Bolney. In a rural community lacking regular public transport, this could serve to isolate these people who are more likely to benefit from a property that has good access to the main centres of employment and other key services.

#### ***Community infrastructure***

- 8.14 In terms of the additional community infrastructure sought by the community, this was comparatively minimal. The new community centre and sports changing facilities at the Rawson Hall provide for many of the community's needs. As such, contributions from development are unlikely to be needed to address shortfalls in existing provision, simply to improve the quality of provision of, for example, children's play equipment. Only at very high scales of growth – well in excess of 100 dwellings - is new provision of community infrastructure going to be justified or required. Therefore, even development slightly in excess of 100 dwellings is unlikely to have detrimental sustainability impacts on Bolney.

#### ***Traffic and transport***

- 8.15 Traffic and movement around Bolney is an issue. This relates to the narrow road network throughout the village – mainly along The Street, Top Street and Cherry Lane – and also the strategic network along the A272.
- 8.16 The narrow road network directly serving the village is a significant impediment to large scale growth. West Sussex County Council Highways Officers have stated that any large scale development that comes forward would need to introduce measures to reduce dependency upon the use of the private car. However, even providing significantly improved footpath and cyclepath access into the village does not address the limited range of services within the village. The only convenience retail outlet serving the village is not in the village for example, but is located on the south side of the busy A272. This will be addressed to some degree by a new pedestrian crossing of the A272 which is provisionally to be completed by West Sussex County Council as part of its delivery programme between April and June 2016. This will be accompanied by a change from 40 to 30 mph speed limit either side of the crossing.
- 8.17 It is therefore considered that any large scale growth, particularly from a single site, would have a significant detrimental impact on the road network of Bolney. It is not possible to substantially improve the whole of the footway network around the village because of the narrowness of the existing road network. Also, such improvements could not be proven to be directly related to any individual development so could not be secured through an individual allocation. The same

principle applies to cyclepaths and moreover, it is not possible to put new cyclepaths along the existing local road network serving the village, with the possible exception of part of London Road.

- 8.18 It is therefore considered that development in excess of 100 dwellings, or development of a large scale site of around this scale, would have a significant detrimental impact on the local road network.
- 8.19 Any large scale development requiring access onto the A272 would require new road improvements to ensure safe crossing of car traffic, both into and out of the development. No such improvements are planned by the Highway Authority, therefore would have to be installed at the developers' expense. The Highway Authority has advised that unless the level of development proposed was significant – potentially in excess of 500 dwellings – then this would be difficult to justify on capacity grounds.
- 8.20 It is therefore considered that development in excess of 100 dwellings, or development of a large scale site of around this scale, would have a significant detrimental impact on the A272.
- 8.21 These are the principle sustainability issues which create tipping points in terms of the scale of development. As summarised below, it is considered that development of more than 100 dwellings would represent a clear tipping point for the sustainability of Bolney. Balancing this against the need to contribute towards the housing requirements in the Mid Sussex Emerging District Plan, the requirement in the Neighbourhood Plan of 45 dwellings on the three allocated sites, coupled with the 20 dwellings already in the planning pipeline and an assumed windfall contribution of a further 10 dwellings (making 75 dwellings in total) is below the tipping point, which, based on the evidence is considered to be somewhere just below 100 dwellings.

Infrastructure item	0-50 dwellings	51-100 dwellings	100+ dwellings	Significantly in excess of 100 dwgs
Primary school	+	++	-?	--
Affordable housing	-	+?	+	-
Community infrastructure	0	+?	0	+?
Local roads/access	0	0	-	--
A272	0	0	-?	--

#### Assessment of Neighbourhood Plan policy options

##### Policy BOLH4 –Site Allocations

##### Policy Options:

To allocate any one or a combination of Site Options (A) to (N) to address the housing needs of Bolney and to contribute towards the wider housing needs of rural Mid Sussex district.

- 8.22 Sustainability Themes 1/Env and 2/Env and 7/Soc and 10/Soc have been appraised together. This is because scoring each theme individually would have resulted in the same score for each pair, therefore the approach taken avoids repetition.

Sustainability theme	(A) Land opposite Queens Head	(B) G&W Motors site	(C) Bolney House Gdns	(D) Foxhole Farm	(E) Hangerwood Farm	(F) Land east of Paynesfield	(G) Land south of Ryecroft Road	(H) Glebelands	(I) Aurora Caravan Park	(J) Pine Lodge and The Paddocks	(K) Packway	(L) Land at Stairbridge Lane	(O) Glebelands Field	(P) S. of Ryecroft Hse	Summary of appraisal
1/Env - Countryside 2/Env - Biodiversity	0	0	0	-	-	-	-	0	0	0	-	0	0	-	<p>The only sites that have any issues relating to environmental sensitivity are Sites <b>(G)</b> and <b>(K)</b>. Malthouse Wood to the north west of Site <b>(K)</b> is very close to and directly connected with the site by a historic woodland shaw (i.e. a boundary line of trees or shrubs) which continues along the entire western edge of the site. Malthouse Wood is an Ancient Woodland which is one of the most outstanding features of the High Weald AONB (in terms of its value for biodiversity). Also, historic field boundaries are important for biodiversity themselves. The northern section of Site <b>(G)</b> does provide an attractive environment for wildlife which could require mitigation as part of any development.</p> <p>There would be the loss of a number of mature trees from Sites <b>(C), (F), (G), (I), (J)</b> and <b>(K)</b>. Site <b>(B)</b> only has mature trees on its boundary which could assist with screening development from the A23. Site <b>(P)</b> is entirely covered by mature trees so would have a significant detrimental impact on diversity and the countryside. Sites <b>(A), (D), (E), (F)</b> and <b>(O)</b> are open farmland so are unlikely to have any impact on trees or hedgerows on the site, other than at the boundaries.</p> <p>Only Site <b>(E)</b> is in anything other than Flood Zone 1 - the centre of the site is Flood Zone 3 and therefore undevelopable. This would cut the site in two, therefore effectively meaning that the western part of the site could not be developed. Of the other sites in Flood Zone 1, there are localised incidents of flooding in the field that forms part of Site <b>(D)</b>, adjacent to the back gardens of properties at The Street. Site <b>(F)</b> slopes steeply to the west and drainage and flood mitigation for properties on the west side of the site, The Street and Paynesfield would need to be addressed. In addition to the water runoff from the site, the existing properties in The Street/Paynesfield back onto an existing stream which feeds into a storm drain that already floods back gardens in periods of heavy rainfall.</p> <p>Observations have been made of significant over-ground run-off across Ryecroft Road into the centre Site <b>(G)</b> and out through active drains along boundary to Batchelor's</p>

Bolney Neighbourhood Plan  
Sustainability Appraisal (incorporating SEA)

Sustainability theme	(A) Land opposite Queens Head	(B) G&W Motors site	(C) Bolney House Gdns	(D) Foxhole Farm	(E) Hangerwood Farm	(F) Land east of Paynesfield	(G) Land south of Ryecroft Road	(H) Glebelands	(I) Aurora Caravan Park	(J) Pine Lodge and The Paddock	(K) Packway	(L) Land at Stairbridge Lane	(O) Glebelands Field	(P) S. of Ryecroft Hse	Summary of appraisal
															Field recreation ground and to rear of properties along the east side of The Street. It would therefore need to be demonstrated that such issues can be addressed so that surface run-off is not worsened for existing residents.
<b>3/Env - Landscape/ views</b>	-	+	-?	--	-	-	-	-	0	-	--	--	-	-	<p>Sites <b>(A)-(D)</b>, <b>(F)-(K)</b> and <b>(O)-(P)</b> are all within the Bolney Sloping High Weald landscape character area. This area has low/medium capacity to accommodate development, i.e. development is likely to have an adverse effect on most of the character area and while smaller development may be possible in a very few locations within the character area, it will not be suitable for strategic scale development. So development of smaller scale sites <b>(B)-(C)</b>, <b>(F)-(H)</b> and <b>(J)</b> would be suitable for development or on a small part of sites <b>(D)</b>, <b>(I)</b>, <b>(K)</b> and <b>(O)</b> – although in the case of site <b>(K)</b> this has not be put forward by the promoter.</p> <p>Site <b>(E)</b> is within Bolney High Weald Fringe landscape character area. This area has low capacity to accommodate development, i.e. development would have a significant and detrimental effect on the character of the landscape and is unsuitable for strategic scale development.</p> <p>Site <b>(L)</b> is within Cobb's Mill Low Weald landscape character area. This area has low/medium capacity to accommodate development, i.e. development would have a significant and detrimental effect on the character of the landscape and is unsuitable for strategic scale development. Development on a site of the size of Site <b>(L)</b> could be deemed to be strategic development and therefore be unsuitable. In addition, such a development would encroach directly into open countryside.</p> <p>On Site <b>(A)</b> the higher parts of the site on its western side, are more sensitive to built development so would require careful planning in respect of layout. Opportunities to provide green open space would mean housing would be located further down the slope and have a corresponding lower impact, including on the users of the footpath. Site <b>(D)</b> slopes down to the east so development would likely result in overlooking of the existing properties on The Street.</p> <p>Site <b>(F)</b> slopes steeply to the west and therefore any housing could affect the amenity</p>



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Sustainability theme	(A) Land opposite Queens Head	(B) G&W Motors site	(C) Bolney House Gdns	(D) Foxhole Farm	(E) Hangerwood Farm	(F) Land east of Paynesfield	(G) Land south of Ryecroft Road	(H) Glebelands	(I) Aurora Caravan Park	(J) Pine Lodge and The Paddocks	(K) Packway	(L) Land at Stairbridge Lane	(O) Glebelands Field	(P) S. of Ryecroft Hse	Summary of appraisal
															<p>of existing residents in Paynesfield and The Street. There are some very mature trees along the western boundary of the site that could provide some screening. The ridge line on the eastern boundary of the site does form a defensible boundary. Development on the northern part of Site <b>(G)</b> would be suitable.</p> <p>Sites <b>(I)-(K)</b> are either entirely or largely in the AONB. It is questionable as to whether development of Sites <b>(I)</b> and <b>(J)</b> would materially affect their setting. The sites are reasonably well screened on all sides and therefore not visible from other areas within the AONB. Equally, it is not possible to see other parts of the AONB from the sites. In the case of site <b>(I)</b>, it does not have a rural character, being a brownfield site with static caravans and other buildings on it that are generally in a poor state of repair. It is not considered that development of the site would have an unacceptable impact on the AONB. However, it is recognised that the Mid Sussex 2004 Local Plan considers the site to be in a sensitive location within the AONB. Site <b>(J)</b> does however have a rural character, being a paddock and agricultural land, but it is not considered that development of the site would definitely have an unacceptable impact on the AONB. The bottom part of Site <b>(K)</b> is not in the AONB. This is the most well screened part of the site so would have little impact on the AONB if developed. However, the site promoter has not proposed development solely on this part of the site, therefore the overall assessment of the site is that development would have an impact on the AONB. None of the other sites are within AONB and none would have an unacceptable impact on it.</p> <p>Sites <b>(B)</b> and <b>(I)</b> are the only brownfield sites, all the rest are greenfield.</p>
<b>4/Soc – Housing</b>	++	0	-	-	-	++	+	-	-	+	-	--	-	0	<p>Sites <b>(D), (E), (I)</b> and <b>(K)</b> are all being promoted to bring forward numbers of dwellings far in excess of the sustainable tipping point of Bolney, resulting in material change to the settlement. Whilst smaller parts of these sites could potentially be brought forward to address Bolney's housing needs, this has not been offered by the promoters, with the exception of Site <b>(O)</b>. Site <b>(L)</b> is located well away from Bolney settlement therefore is wholly unsuitable for significant residential development and would not address its needs.</p>

Bolney Neighbourhood Plan  
Sustainability Appraisal (incorporating SEA)

Sustainability theme	(A) Land opposite Queens Head	(B) G&W Motors site	(C) Bolney House Gdns	(D) Foxhole Farm	(E) Hangerwood Farm	(F) Land east of Paynesfield	(G) Land south of Ryecroft Road	(H) Glebelands	(I) Aurora Caravan Park	(J) Pine Lodge and The Paddocks	(K) Packway	(L) Land at Stairbridge Lane	(O) Glebelands Field	(P) S. of Ryecroft Hse	Summary of appraisal
															<p>Sites <b>(C)</b> and <b>(H)</b> would do little to expand the stock of property in Bolney, both in terms of mix and affordable housing. However, development of this scale in this location would not materially change the village.</p> <p>Sites <b>(A)</b>, <b>(F)</b>, <b>(G)</b> and <b>(J)</b>, as offered by the promoters, could be allocated for a scale of development that would provide for the mix of dwellings and the affordable housing needs of Bolney. The potential to look at a smaller parcel of land coming forward on Sites <b>(F)</b> and <b>(P)</b> would depend on what came forward on Site <b>(A)</b> because access would be dependent on this site.</p>
<b>5/Econ – Commercial</b>	0	-	0	0	0	0	0	0	0	0	0	0	0	0	<p>Most of the sites would not result in any loss of existing employment on the site and are not proposing any new employment space as part of any allocation.</p> <p>Regarding Site <b>(B)</b>, there would be the loss of a business provider in the village. However, the owner has stated that the site would only be developed once existing business owners had voluntarily ceased trading from the site, so no businesses would be in a position where they may have to close as a result. However it is likely that these businesses would be lost to the village.</p>
<b>6/Env – Heritage</b>	-?	0	+	--	--	-	0	+	-	+	+	--	-	0	<p>Development of Sites <b>(D)</b>, <b>(E)</b> and <b>(O)</b> would represent a significant westward extension of what is a north-south linear village so would significantly extend the settlement area. In the case of just Site <b>(E)</b> coming forward, it would be separate from the main built-up area of the village. Site <b>(I)</b> is separate from the existing built-up area of Bolney so is poorly related to the settlement. Whilst it is separate, development on all or part of the site would represent a form of extension of the settlement. This would certainly be the case if Site <b>(J)</b> came forward for development. Site <b>(A)</b> is separate from the existing built-up area, unless Site <b>(F)</b> was developed. However, the site has a logical eastern boundary provided by London Road, so would not form an unreasonable extension of Bolney whilst retaining its north-south linear pattern. None of the other sites would extend the settlement area of Bolney to any significant degree and all would retain the north-south linear pattern.</p> <p>Site <b>(A)</b> slopes away from the Church and the southern Conservation Area so would not impact on either. Site <b>(C)</b> is close to Bolney Church but is very well screened so</p>

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Sustainability theme	(A) Land opposite Queens Head	(B) G&W Motors site	(C) Bolney House Gdns	(D) Foxhole Farm	(E) Hangerwood Farm	(F) Land east of Paynesfield	(G) Land south of Ryecroft Road	(H) Glebelands	(I) Aurora Caravan Park	(J) Pine Lodge and The Paddocks	(K) Packway	(L) Land at Stairbridge Lane	(O) Glebelands Field	(P) S. of Ryecroft Hse	Summary of appraisal
															<p>would not affect views or the setting of the Church. It is however adjacent to the southern Conservation Area, so care would need to be taken to avoid a detrimental impact on its setting. But there would likely be a gap between the developed area and the Conservation Area which would be well screened. Site <b>(D)</b> slopes from west to east so would impact on views from the Church. The proposed use of landscape buffers would reduce the impact but this, along with development, would reduce the longer views across the fields. Development would also be close to the southern Conservation Area but with careful design could ensure that it did not affect the setting of the Conservation Area. Site <b>(F)</b> could possibly have some impact on views of the Church but this is unlikely to be significant. Careful design should ensure that users of the footpath running along the eastern boundary will still have views of the Church. The site is however adjacent to the southern Conservation Area and could have an overbearing effect on it. Site <b>(G)</b> is adjacent to the northern Conservation Area which will require careful design to ensure that the setting of the Conservation Area is not detrimentally impacted. Site <b>(H)</b> is adjacent to the northern Conservation Area but development would be unlikely to affect its setting.</p> <p>Site <b>(A)</b> provides significant views of the National Park from its northern end. However, this is not the case from the southern end due to high levels of screening to the south. Development on Site <b>(B)</b> could potentially be seen from the National Park although the gentle sloping of the land and the limited size of the site means that the impact on views is likely to be low. Sites <b>(D)</b> and <b>(E)</b> slope gently down from north to south so unlikely to create significant views of the National Park. Equally, the gently sloping nature of the land would not have a detrimental impact on views from the National Park or views to the National Park from elsewhere. Development on the northern part of Site <b>(K)</b> would be seen from the National Park but would also provide views of the National Park. Equally it would cut off views from the existing footpaths. However, the southernmost part of the site would not impact on views to or from the National Park.</p> <p>Site <b>(L)</b> is separate from the village so would not impact on the conservation areas. It does not impact on any heritage assets or any significant views of the National Park.</p>
<b>7/Soc -</b>	+	-	-	+	-	+	++	-	-	-	-	--	-	0	Sites <b>(A), (D), (F)</b> and <b>(G)</b> could provide significant amounts of green space that

Bolney Neighbourhood Plan  
Sustainability Appraisal (incorporating SEA)

Sustainability theme	(A) Land opposite Queens Head	(B) G&W Motors site	(C) Bolney House Gdns	(D) Foxhole Farm	(E) Hangerwood Farm	(F) Land east of Paynesfield	(G) Land south of Ryecroft Road	(H) Glebelands	(I) Aurora Caravan Park	(J) Pine Lodge and The Paddocks	(K) Packway	(L) Land at Stairbridge Lane	(O) Glebelands Field	(P) S. of Ryecroft Hse	Summary of appraisal
<b>Health 10/Soc - Community</b>															<p>could be easily accessed by the residents of Bolney on foot. Site <b>(A)</b> could provide new play facilities very near the school. Development on the northern part of Site <b>(G)</b> could facilitate the delivery of the southern part for an extension to Batchelor's Field. Sites <b>(E), (I), (K)</b> and <b>(O)</b> are large enough to provide public open space but are remote from the rest of the village so be very difficult to access by the majority of existing residents. Sites <b>(B), (C), (J)</b> and <b>(H)</b> are not large enough to provide any public open space. Site <b>(L)</b> is remote from Bolney village and adjacent to an existing business park, so are wholly unsuited to providing green open space.</p> <p>Site <b>(F)</b> is adjacent to the Glebe Field so could affect its setting but is screened by mature trees. The site does have some limited impact on the setting Batchelor's Field because there is no screening of its northern/eastern extent. Development on the northern section of Site <b>(G)</b> would need to be carefully designed to avoid it affecting the setting of the southern part of the site which is allocated for the extension of Batchelor's Field.</p>
<b>8/Econ - Transport &amp; Movement</b>	+	0	-?	-	--	-	0	-	-	-	-	--	-	--	<p>WSCC Highways has indicated that the development of Sites <b>(D)</b> and <b>(E)</b> would be likely to require substantial changes to the A272 if they came forward together or individually. Unless both sites came forward, these improvements would be unlikely to be capable of being justified. It is possible therefore that Site <b>(D)</b>, in combination with Site <b>(E)</b>, would create significant additional traffic on the A272 (with few alternatives to the private car and little prospect that the site could fund existing or new bus routes for a reasonable length of time). On its own, it is likely that the site would not be sufficiently large to merit major improvements on the A272 other than to serve the site itself. The impact of changes to the A272 on the existing operation of the A272 and its junctions (with Foxhole Lane and Bolney Chapel Road and also the businesses on the south side of the A272) in terms of safety and traffic flows would be considerable. Also, if there were no major changes made to the road layout then there would potentially be safety issues caused by the significant additional numbers of cars looking to turn across the A272 into and, to a lesser degree, out of the site. This would be exacerbated if a new school was provided on the site. - WSCC Highways has stated that, if the A272 improvements were made, then this could include improvements for pedestrians crossing the A272. However, pedestrian crossing lights are provisionally to</p>

Bolney Neighbourhood Plan  
Sustainability Appraisal (incorporating SEA)

Sustainability theme	(A) Land opposite Queens Head	(B) G&W Motors site	(C) Bolney House Gdns	(D) Foxhole Farm	(E) Hangerwood Farm	(F) Land east of Paynesfield	(G) Land south of Ryecroft Road	(H) Glebelands	(I) Aurora Caravan Park	(J) Pine Lodge and The Paddocks	(K) Packway	(L) Land at Stairbridge Lane	(O) Glebelands Field	(P) S. of Ryecroft Hse	Summary of appraisal
															<p>be completed by West Sussex County Council as part of its delivery programme between April and June 2016. This will be accompanied by a change from 40 to 30 mph speed limit either side of the crossing. The development would therefore have no beneficial impact on safety for pedestrians or cyclists crossing the A272. Site <b>(C)</b> would also require access directly onto the A272. Whilst a small development, this could create safety issues, particularly with traffic looking to cross the A272, either when exiting or looking to enter the site. It is also close to a bend on the A272 which does create potential safety issues. The scale of development however is unlikely to create significant levels of additional traffic so would not adversely affect pedestrian or cyclist safety.</p> <p>Access from sites <b>(A)</b>, <b>(B)</b> and <b>(I)-(K)</b> would be directly onto the London Road so would not affect The Street, Top Street or Cherry Lane. The main traffic burden would be on the London Road which has sufficient capacity to support this. Traffic from the development would access the A272 and A23 northbound from different junctions, so impact on these junctions would be spread. However, WSCC Highways has stated that development of site <b>(A)</b> could have a small impact on the A272/London Road roundabout which is well trafficked. A smaller development would be less likely to have an impact that would require improvements.</p> <p>Access from Site <b>(F)</b> would be onto The Street which would have a detrimental impact on the roads running through the village. It would also sever footpath 18Bo.</p> <p>Access from Site <b>(O)</b> would be onto the narrow and blind cornered Lodge Lane which directly serves The Street, so would have a detrimental impact. Traffic could also use Foxhole Lane to access the A272 which could be dangerous within any significant amount of housing.</p> <p>Access to site <b>(P)</b> is entirely dependent on development coming forward on either Site <b>(F)</b>, <b>(G)</b> or the northern part of Site <b>(A)</b>. Without this development, access would have to be across third party land and across countryside. This is a fundamental constraint.</p>

Bolney Neighbourhood Plan  
Sustainability Appraisal (incorporating SEA)

Sustainability theme	(A) Land opposite Queens Head	(B) G&W Motors site	(C) Bolney House Gdns	(D) Foxhole Farm	(E) Hangerwood Farm	(F) Land east of Paynesfield	(G) Land south of Ryecroft Road	(H) Glebelands	(I) Aurora Caravan Park	(J) Pine Lodge and The Paddocks	(K) Packway	(L) Land at Stairbridge Lane	(O) Glebelands Field	(P) S. of Ryecroft Hse	Summary of appraisal
															<p>In respect of site <b>(L)</b>, Mid Sussex District Council previously had concerns about the capacity of the junction that the Business Park access road feeds into to accommodate expansion of activity on that site. In light of this, these issues would be considerable if a residential development at Site <b>(L)</b> also used that junction access.</p> <p>Potentially site <b>(A)</b> could create the opportunity for a safe cycle access away from Bolney towards Burgess Hill (existing Burgess Hill/Crawley cycleway runs along London Road), but this would require further consideration as part of a strategic plan for access.</p>
<b>9/Soc – Services</b>	++	-	-	+	-	+	++	-	-	-	-	--	-	0	<p>Sites <b>(E)</b>, <b>(I)</b>, <b>(K)</b> and <b>(O)</b> are remote from the rest of the village so would not provide improved access on foot to community facilities for the existing residents of Bolney. Sites <b>(B)</b>, <b>(C)</b>, <b>(J)</b> and <b>(H)</b> are not large enough to provide any new community facilities. Site <b>(L)</b> is remote from Bolney village and adjacent to an existing business park, so are wholly unsuited to providing community facilities.</p> <p>Site <b>(A)</b> presents the opportunity to provide further community infrastructure within a short walk for the majority of residents in the village. It could provide a new entrance road (off London Road) and additional car park for the primary school. It could also provide a play area close to the school that could be utilised by both the community and the school. This would potentially enable the school/WSCC Education to consider expanding classroom facilities if necessary. If a parking area was provided to serve the school and church, it would result in an improvement of safety for pedestrians and cyclists using The Street, Top Street and Cherry Lane. Site <b>(G)</b> is very close to Batchelor's Field and could provide access to it. In addition, development on the northern part of the site can facilitate the delivery of the southern part for an extension to Batchelor's Field. This could provide the opportunity to provide a wider range of community facilities at Batchelor's Field. If Site <b>(G)</b> is brought forward, then this would enable Site <b>(F)</b> to provide improved linkages to this community facility.</p> <p>The site promoters of Sites <b>(D)</b> and <b>(I)</b> have also both offered land for a 1 form-entry primary school and playing field on the site. This could provide for the expansion of primary school provision in Bolney from the current 0.5 form-entry provision. However,</p>

Bolney Neighbourhood Plan  
Sustainability Appraisal (incorporating SEA)

Sustainability theme	(A) Land opposite Queens Head	(B) G&W Motors site	(C) Bolney House Gdns	(D) Foxhole Farm	(E) Hangerwood Farm	(F) Land east of Paynesfield	(G) Land south of Ryecroft Road	(H) Glebelands	(I) Aurora Caravan Park	(J) Pine Lodge and The Paddocks	(K) Packway	(L) Land at Stairbridge Lane	(O) Glebelands Field	(P) S. of Ryecroft Hse	Summary of appraisal
															WSSC Education is not currently proposing the expansion of primary school provision in Bolney. The sites are both within the preferred maximum walking distance of the majority of people within the catchment of Bolney primary school.

<b>Preferred Policy Option:</b>	<b>Allocate Site Options (A), (B) and (C)</b>
<b>Summary and conclusion:</b>	
<p>With the exception of two sites, all site options are seeking to provide housing. Therefore it is unsurprising that the majority of options are generally expected to have positive impacts on the social objective related to housing. The exceptions are some of the larger sites (D and E) and also one of the smaller sites (C) because of the limited contribution it would make on its own to addressing wider housing needs of Bolney. The delivery of housing has secondary impacts on other community infrastructure (education, health and community facilities and public open space). In particular, the larger sites have significant negative impacts where they breach the capacity of local education facilities. Whilst sites I and D have offered land for a new primary school, there is insufficient certainty that a new school could be delivered and no evidence that the education authority is willing for this to be part of its strategy over the plan period. Others may be able to provide land or new facilities directly but many score poorly where they are poorly located to serve the majority of the population in Bolney village. The layout of the village means it is very sensitive to additional traffic movements through the centre, so several sites are considered to have a significant detrimental impact in terms of traffic, both as creators of new traffic through large scale new housing (sites D and E) and as locations providing new infrastructure which is likely to create additional car movements because of their more peripheral location on the edge of the village (sites I and K).</p> <p>Overall the options have generally negative impacts on environmental objectives. This is no surprise because there is an inherent conflict between the social objective of providing more housing and the objective of protecting a sensitive environment. This is particularly the case for large scale sites which would significantly extend the size of Bolney. However, site B has a positive impact because it is a brownfield site and has a limited impact on the landscape because of its size. In addition, it is not in the AONB which is a significant consideration. Whereas some sites are assessed as having a neutral impact on the environmental objectives as a whole (site I), where they are in the AONB it must be demonstrated that there are no other suitable alternative sites elsewhere and sites A-C are considered to be more sustainable, only having a minor detrimental impact on solely environmental objectives in the case of site A.</p> <p>On economic objectives, all sites have a neutral impact on economic criteria with the exception of site B which would result in the loss of businesses from the village. The provision of additional employment space under Policy B2 would be necessary to mitigate this impact.</p>	

<b>Preferred Policy Option:</b>	<b>Allocate Site Options (A), (B) and (C)</b>
	<p>Overall, sites A, B and C are the most sustainable sites over all objectives. In the case of site A, this is because of its positive social and economic impacts coupled with its relatively limited environmental impacts. For sites B and C it is because of their positive environmental impacts. In the case of sites B and C, this is a fine judgement when compared to other sites – particularly sites F and G – but the detrimental environmental impacts of sites F and G in a very sensitive environmental location are considered to tip the balance, particularly when site A is expected to address the social requirements of the plan through its allocation (therefore not requiring sites B and C to do so).</p> <p>The option of not allocating any sites for development was considered but this would not be beneficial to the local needs of the area or contribute to the Mid Sussex housing requirement.</p>

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



Assessment of Neighbourhood Plan policy options										
Policy BOLA1 – Protect and enhance open spaces in the village										
<b>Policy Options:</b> Option A: To have an NP policy that protects the green spaces that are demonstrably special to the local community Option B: To have no NP policy, covered by MSALP Policy R2, MSED Policy DP38										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	+	+	0	0	0	+	++	0	0	+
B	+?	+?	0	0	0	0	+	0	0	+?
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: The NP proposes two sites for local green space designation. All comply with the criteria in the NPPF and offer significant environmental and community benefits. Not identifying vulnerable and cherished local green spaces risks losing them to unsuitable development in the future. MSALP Policy R2 permits the development of such sites as long as they can be re-provided elsewhere but the location of the two sites is key to their role as recreation areas in Bolney.										

Assessment of Neighbourhood Plan policy options										
Policy BOLA2 – Extension of Batchelor’s Field										
<b>Policy Options:</b> Option A: To have an NP policy that provides the opportunity for further formal and informal recreation space to serve the local community Option B: To have no NP policy, covered by MSALP Policy BO3										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	+	+	0	0	0	+	++	0	0	+
B	0	0	0	0	0	0	-?	0	0	-?
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: The NP proposes to retain a MSALP policy for extending the main recreation area serving Bolney village. This will offer significant community benefits which could be lost to development if not included in the NP. MSALP Policy BO3 also allocates the land for the same purpose but does not reflect the importance of retaining the amenity of the existing area of Batchelor’s Field.										

Assessment of Neighbourhood Plan policy options										
Policy BOLA3 – New school buildings										
<b>Policy Options:</b> Option A: To have an NP policy that supports the potential to expand the capacity of local education provision Option B: To have no NP policy, covered by MSALP Policy CS1, MSED Policy DP18										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	0	0	0	0	+	0	++	+
B	0	0	0	0	0	0	0	0	++	0
<b>Preferred Policy Option:</b>				<b>A</b>						
<p>Summary and conclusion: The NP policy seeks to ensure that Bolney Primary School can grow as it needs, whilst protecting the playing fields. Without this, the school could have insufficient capacity to accommodate the needs of the growing population. This is similar to MSALP Policy CS1 but identifies a specific issue within Bolney and the importance of retaining the school in its current location as opposed to new provision in a different location.</p>										

Assessment of Neighbourhood Plan policy options										
Policy BOLA4 – Securing infrastructure										
<b>Policy Options:</b> Option A: To have an NP policy that identifies and prioritises the provision of specific infrastructure items to support growth Option B: To have no NP policy, covered by MSALP various 'CS' policies, MSED Policy DP18										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	0	0	0	0	+	+	+	++
B	0	0	0	0	0	0	+	+	+	+
<b>Preferred Policy Option:</b>				<b>A</b>						
<p>Summary and conclusion: The NP policy seeks to identify the specific key infrastructure requirements to serve Bolney. Without the policy, contributions made through the Community Infrastructure Levy mechanism may get directed to other projects or locations. The policy framework in the MSALP is not specific about the needs of Bolney.</p>										

Assessment of Neighbourhood Plan policy options										
Policy BOLA5 – High speed broadband										
Policy Options: Option A: To have an NP policy that seeks to ensure that the necessary infrastructure is provided as part of new developments to support improved communications Option B: To have no NP policy, covered by MSALP Policy CS17, MSED Policy DP21										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	0	0	+	0	0	0	+	0
B	0	0	0	0	+?	0	0	0	+?	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: The NP policy seeks to ensure specifically that broadband speeds are appropriate to serve modern needs of both residents and businesses and that new buildings are ready and able to connect to the network. Without the policy, this specific need for telecommunications connections may not be secured as part of new development.										

Assessment of Neighbourhood Plan policy options										
Policy BOLB1 – Protection of existing commercial premises										
Policy Options: Option A: To have an NP policy that seeks to ensure the existing business base of Bolney is retained Option B: To have no NP policy, covered by MSALP Policy E2, MSED Policy DP4, 23										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	0	0	+	0	0	0	+	+?
B	0	0	0	0	+?	0	0	0	+?	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: The NP policy seeks to ensure that the small number of vitally important shops and services which help Bolney to thrive are maintained. This policy will also deliver economic benefits and will have a number of direct and indirect sustainability benefits. The MSED Policy does not reflect the full breadth of services and commercial activities of value to the community so, under this policy, some businesses could be lost. Equally, the MSALP policy only applies to 'business floorspace' so may not cover all the businesses in Bolney.										

Assessment of Neighbourhood Plan policy options										
Policy BOLB2 – Expansion of activity at Bolney Grange Business Park										
Policy Options: Option A: To have an NP policy that seeks to provide additional employment space in Bolney Option B: To have no NP policy, covered by MSALP Policy BO2, MSED Policy DP12										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	0	0	++	0	0	0	+	0
B	0	0	0	0	+?	0	0	0	+?	0
<b>Preferred Policy Option:</b>				<b>A</b>						
<p>Summary and conclusion: The NP policy seeks to ensure that the only dedicated B-class commercial business park, which is thriving, is allowed to grow. The MSED Policy is slightly restrictive in only allowing development that is vital to the rural economy. Without the policy, this will be an opportunity missed to provide economic growth in a rural area.</p>										

8.24 Two sites were proposed for extension of Bolney Grange Business Park. The appraisal of these sites is shown below. As with the housing sites, the appraisal of sustainability themes 1/Env and 2/Env and 7/Soc and 10/Soc has been undertaken together. This is because scoring each theme individually would have resulted in the same score for each pair, therefore the approach taken avoids repetition.

Sustainability theme	(M) Bolney Grange Business Park - west	(N) Bolney Grange Business Park - east	Summary of appraisal
1/Env - Countryside 2/Env - Biodiversity	0	0	No issues
3/Env - Landscape/ views	0	-	Sites (M) and (N) are within Cobb's Mill Low Weald landscape character area. This area has low/medium capacity to accommodate development, i.e. development would have a significant and detrimental effect on the character of the landscape and is unsuitable for strategic scale development. Development of Site (N) would encroach directly into open countryside. Development of Site (M) which is a comparatively limited size would be suitable.  Site (M) is a brownfield site whereas Site (N) is part brownfield and part greenfield).
4/Soc – Housing	0	0	Not applicable
5/Econ – Commercial	++	++	Both Sites (M) and (N) form part of, or logical extensions to, Bolney Grange Business Park so if either of these sites were allocated for an expansion/improvement of business activity, then it would have a positive impact.
6/Env – Heritage	0	0	No issues
7/Soc - Health 10/Soc - Community	-	-	Neither Sites (M) nor (N) would provide community or social facilities and both are remote from Bolney village.
8/Econ - Transport & Movement	-	-	In respect of both Sites (M) and (N), Mid Sussex District Council previously had concerns about the capacity of the junction that the Business Park access road feeds into to accommodate expansion of activity on that site. In light of this, development of either site may create safety issues but it is likely that mitigation measures could be put in place to address this.
9/Soc – Services	-	-	Neither Sites (M) nor (N) would provide services and both are remote from Bolney village.

<b>Preferred Policy Option:</b>	<b>Allocate Site (M)</b>
<b>Summary and conclusion:</b> Overall, Site (M) has a lesser impact on the countryside than Site (N). Both sites address the economic objectives of the Neighbourhood Plan but neither contributes towards the social objectives. Both sites would create issues in respect of highways access but these could be mitigated. However, the development of both sites would potential create more significant highway issues which is why it would only be sustainable to allocate a single site. A clear consideration for the Neighbourhood Plan is that a large proportion of Site (N) is outside the Neighbourhood Plan area and therefore not capable of allocation within the plan.	

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

Assessment of Neighbourhood Plan policy options										
Policy BOLB3 – Provision of a community shop										
Policy Options: Option A: To have an NP policy that enables the provision of a community shop to directly serve the community of Bolney Option B: To have no NP policy, covered by MSALP Policy S6, MSED Policy DP23										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	0	0	+	0	0	0	+	+
B	0	0	0	0	+	0	0	0	+	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: The NP policy seeks to ensure that the community can provide what would be a vital convenience store facility to serve its population and minimise unsustainable journeys for food shopping. The policy gives flexibility in terms of the change of use of existing buildings in order to provide a community shop.										

Assessment of Neighbourhood Plan policy options										
Policy BOLT1 – Transport impact of development										
Policy Options: Option A: To have an NP policy that ensures new developments do not have an unacceptable impact on the existing transport network Option B: To have no NP policy, covered by MSALP Policy T4, MSED Policy DP19										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	0	0	0	0	+	++	+	0
B	0	0	0	0	0	0	0	+	+	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: The NP policy seeks to ensure that the transport impacts arising from growth do not have an unacceptable impact on the fragile rural road network serving Bolney. But it also seeks to specifically identify the key routes for non-vehicular movement which should be improved. This adds relevant local detail to the MSED Policy DP19 and MSALP policies.										

Assessment of Neighbourhood Plan policy options										
Policy BOLT2 – Parking in the village										
Policy Options: Option A: To have an NP policy that protects the existing off-road parking serving Bolney village Option B: To have no NP policy, covered by MSALP Policy T5, MSED Policy DP19										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	0	0	+	0	+	+	+	0
B	0	0	0	0	0	0	0	+?	+?	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: Positive benefits should be gained from this proposed policy, including meeting economic objectives to support local businesses and social objectives to improve/maintain access to services.										

Assessment of Neighbourhood Plan policy options										
Policy BOLT3 – Off-street parking provision for new residential developments										
Policy Options: Option A: To have an NP policy that ensures sufficient off-street parking is provided as part of new developments Option B: To have no NP policy, covered by MSALP Policy T5, MSED Policy DP19										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	+	0	+?	0	0	+	0	0
B	0	0	0	0	0	0	0	+?	0	0
<b>Preferred Policy Option:</b>				<b>A</b>						
Summary and conclusion: Positive benefits should be gained from this proposed policy, particularly in respect of ensuring that the rural environment of Bolney is maintained. Its narrow network of streets are not suitable for on-street parking which can create safety hazards.										

## Cumulative effects of Neighbourhood Plan policies

8.26 While some of the policy options may individually have a minor impact (either positive or negative) on the environmental, social and economic characteristics of the parish, collectively they may have a much more significant impact. As part of this appraisal, the combined impacts of the policy proposals have been considered. It is acknowledged that there are a number of uncertainties in this respect, especially when considering the effects over the time scale of the Plan.

8.27 In most cases, assessing the social and economic effects of a policy results in many of the negative environmental sustainability impacts identified for individual policies being cancelled out. When appraising the cumulative impacts of all the policies within the Neighbourhood Plan these negative impacts have been addressed by other policies, illustrated in Table 8.1 below.

**Table 8.1: Cumulative impact of Neighbourhood Plan policies**

Policy	Sustainability Objectives									
	1	2	3	4	5	6	7	8	9	10
BOLBB1	+	+	+	++	+	+	+	0	0	0
BOLE1	++	++	+	0	0	+	+	0	0	0
BOLE2	+	+	++	0	-?	+	+	0	0	0
BOLD1	+	+	++	-?	-	++	+	+	+	+
BOLH1	0	0	0	++	0	0	0	0	0	0
BOLH2	0	0	0	+	0	++	+	0	0	0
BOLH3	0	0	0	++	0	0	0	0	0	0
BOLH4a	0	0	-	++	0	-?	0	+	++	+
BOLH4b	0	0	+	0	-	0	0	0	-	-
BOLH4c	0	-?	0	-	0	+	0	-?	-	-
BOLA1	+	+	+	0	0	+	+	0	+	++
BOLA2	+	+	+	0	0	+	+	0	+	++
BOLA3	0	0	0	0	0	0	0	0	+	+
BOLA4	0	0	0	0	+	+	+	+	++	++
BOLA5	0	0	0	0	+	0	0	0	+	0
BOLB1	0	0	0	0	++	+	+	0	+	+
BOLB2	0	0	-?	0	++	0	0	0	+	0
BOLB3	0	0	0	0	+	+	+	0	+	++
BOLT1	0	0	0	0	0	+	+	++	+	0
BOLT2	0	0	+	+	+	0	0	0	0	0
BOLT3	0	0	+	0	0	+	0	+	0	0



## **9 OVERALL CONCLUSION**

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

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

Statutory body and response	How response has been dealt with
<p><b>Environment Agency:</b> Standing advice should be applied.</p>	<p>No change required</p>
<p><b>Historic England:</b> No specific comments made</p>	<p>No change required</p>
<p><b>Natural England:</b></p> <ul style="list-style-type: none"> <li>- 'The Natural Environment White Paper (The Natural Choice)' and 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' should be referenced.</li> <li>- It is important that the High Weald AONB is involved in the process and the AONB Management Plan referenced.</li> </ul>	<p>All three documents have been referenced in the relevant tables in Appendix B and have been duly considered.</p> <p>The High Weald AONB Board has been consulted as part of the ongoing preparation of the Neighbourhood Plan.</p>

## **Appendix B      Summary of relevant plans and programmes**

## International context

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

## National and regional context

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

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

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



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

## County/local context

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

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
<ul style="list-style-type: none"> <li>integrate water resource requirements in new development</li> <li>reduce carbon footprint</li> <li>improve waste management to reduce waste generation and increase recycling.</li> <li>make best use of innovation and new technology to reduce harmful emissions</li> <li>improve access for all to the natural and historic environment and a range of sporting, leisure, cultural and arts activities.</li> </ul>		
<b>Sussex Biodiversity Action Plan</b>		
<p>Maintain and, where practicable, enhance the wildlife and habitats that provide the natural character and diversity of Sussex</p> <ul style="list-style-type: none"> <li>Identify priority habitats and species in Sussex</li> <li>Set realistic and ambitious targets and timescales for priority habitats and species and to monitor progress towards them</li> <li>Raise public awareness and encourage involvement in biodiversity action.</li> </ul>	<p>Sussex Biodiversity Record Centre inventory statistics for species and habitats e.g.:</p> <ul style="list-style-type: none"> <li>Rare Species Inventory</li> <li>Biodiversity Action Plan Species Inventory</li> <li>Pond Inventory.</li> </ul>	<p>Plan should include consider including policies / objectives to: enhance (where possible) the wildlife and habitats that give rise to West Sussex's natural character and diversity.</p>
<b>West Sussex Strategic Flood Risk Assessment 2010</b>		
<p>The main objective of the SFRA is to provide flood information so that an evidence and risk based sequential approach can be made when making planning decisions in line with the NPPF. It also aims to:</p> <ul style="list-style-type: none"> <li>cover a wide spatial area and look at flood risk today and in the future</li> <li>support sustainability appraisals of the local development frameworks</li> <li>identify further investigations that may be required to assess specific development proposals.</li> </ul>	<p>The assessment investigates flood risk issues for specific sites and makes recommendations.</p>	<p>The Plan should take into account the SFRA's sequential testing guidance and should consider inclusion of objectives related to flood risk.</p>
<b>Mid Sussex Strategic Flood Risk Assessment (2008)</b>		
<p>Identifies all areas of flood risk within the district as well as what the level of risk is</p>	<p>Flood zone</p>	<p>The Plan needs to ensure that new development avoids areas identified at risk of flooding and that the existing level of flood risk within and outside Bolney is not exacerbated and, where possible, reduced.</p>
<b>High Weald AONB Management Plan, 2014-2019</b>		
<p>The vision for the High Weald AONB in 20 years is a landscape which:</p> <ul style="list-style-type: none"> <li>Retains its remarkable character and scenic beauty, and is functioning</li> </ul>	<p>The Management Plan includes a series of targets to address each of the bullet points making up the vision.</p>	<p>The Plan should consider how development may impact on the AONB and how the plan policies can help to deliver the</p>

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
<p>successfully as an attractive place to live and work.</p> <ul style="list-style-type: none"> <li>• Is adapting well to changing economic and climatic conditions.</li> <li>• Is recognised and valued by those living, working and visiting the area as a nationally important protected landscape championed by the High Weald Joint Advisory Committee.</li> <li>• Is maintained under 'traditional' land management practices, carried out by people connected to the land through work, lifestyle and leisure.</li> <li>• Displays the benefits of appropriate management in its highly interconnected and biodiverse ancient woodlands, meadows and heathland; and the improving condition of its routeways, sandrock and more naturally functioning river systems.</li> <li>• Is embracing a low-carbon future with green technologies underpinning a strong rural economy and thriving communities.</li> <li>• Accommodates an increasing number of households without compromising the characteristic historic settlement pattern as a result of strong planning policies and a sound understanding of the dynamics of sustainable communities.</li> <li>• Celebrates its woodland history and nurtures a woodland economy whose timber products are highly valued.</li> <li>• Sees land managed by a myriad of different people through diverse activities that are supported and nurtured where they deliver public benefits.</li> <li>• Encourages active participation by people, their communities and businesses, in conserving the area and managing change.</li> <li>• Provides a warm welcome and high quality experience for residents and visitors seeking inspiration and enjoyment of its landscape and rich, well understood and celebrated cultural heritage.</li> </ul>		<p>AONB Board vision.</p>
<p><b>A Strategy for the West Sussex Landscape - West Sussex County Council 2005</b></p>		
<p>1: ensure high quality new development which contributes to and reinforces landscape character 2: conserve and enhance historic landscape character 3: ensure the maintenance and renewal of the agricultural landscape</p>		<p>Plan should be consistent with supporting the objectives in the strategy.</p>

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

## **Appendix C      Maps of sites submitted for consideration as site allocations**

