

Balcombe Parish
Neighbourhood Plan 2015 - 2031



**Final Sustainability Appraisal and
Strategic Environmental Assessment Report**

**Published by Balcombe Parish Council under the
Neighbourhood Planning (General) Regulations 2012 and in
accordance with EU Directive 2001/42**

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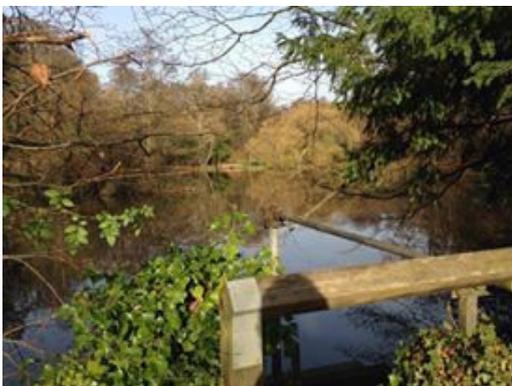
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West Up



Ardingly Reservoir



The Mill Pond



The sledding field

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Non-Technical Summary

Regulation 15 of the Neighbourhood Planning (General) Regulations 2012

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

Non-Technical Summary

Balcombe Parish Council is preparing a Neighbourhood Plan in accordance with the Neighbourhood Planning (General) Regulations 2012. The whole of the parish area has been designated a Neighbourhood Area for this purpose by Mid Sussex District Council.

A Sustainability Appraisal, as defined by the Planning and Compulsory Purchase Act 2004, aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of plans or programmes, in order to ensure that the strategies, policies and plans within these contribute to and promote sustainable development. Although not a requirement of the Neighbourhood Planning (General) Regulations 2012, an Appraisal provides a means of demonstrating the Plan will promote sustainable development.

A Strategic Environmental Assessment, as defined by European Directive 2001/42, aims to predict and assess the environmental effects that are likely to arise from plans, policies and strategies. It is a process for assessing and mitigating the negative environmental impacts of specific plans and programmes. In which case, Neighbourhood Plans may be required to undertake Strategic Environmental Assessment.

The Strategic Environmental Assessment Screening Opinion published by Mid Sussex District Council in May 2013 requires all Plans in its area that are intending to allocate land for housing or employment use to undertake an Strategic Environmental Assessment.

In the UK, the Strategic Environmental Assessment process has been incorporated into the Sustainability Appraisal process. Therefore where this report refers to the Sustainability Appraisal, it can be assumed this also means the Strategic Environmental Assessment. It therefore aims to predict the effects of the policies and proposals of the Balcombe Neighbourhood Plan and has been used to inform its production to ensure that the policies promote sustainable development.

The Sustainability Appraisal

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

Source: National Policy Planning Framework

The Sustainability Appraisal Report

The Balcombe Neighbourhood Plan sets out a vision for how Balcombe parish will evolve and a delivery plan for how that will be achieved. The Neighbourhood Plan covers the period from 2015 to 2031. It is in general conformity with the strategic policies of the District Plan and with the National Planning Policy Framework (NPPF).

The Sustainability Appraisal follows an iterative process, providing a view of the likely implications on sustainable development of different options for policy areas in the Plan as well as the overall Plan strategy. The findings of this work have been taken into consideration in determining the content of the Neighbourhood Plan and are documented within this report.

The Sustainability Appraisal process has widened the range of issues and options considered in formulating the proposals for the Balcombe Neighbourhood Plan, in particular by focusing attention on the need to consider a range of potential environmental, social, and economic effects. In turn, this has enabled the most sustainable policy approaches to be identified for inclusion within the Balcombe Neighbourhood Plan.



Views to the north



Balcombe is at the centre of a network of footpaths



Rocks Lane

Introduction

There are many ways in which a Neighbourhood Plan can address sustainable development. Some examples are:

- encouraging and requiring mixed transport provision, including accessible public transport, cycle facilities and safe and convenient pedestrian routes
- mixed-use areas, thereby reducing the need for travel
- a good mix of community facilities in walking distance where possible
- facilities to support and encourage home working
- good urban design, creating safe, overlooked, attractive, well-connected streets and spaces
- ensuring new development enhances the viability of city, town, village and local centres
- provision of varied local employment opportunities at a sustainable wage
- provision of affordable housing and a good mix of housing types
- protection and enhancement of wildlife areas and measures to support bio-diversity
- encouragement for the reuse and refurbishment of existing buildings
- ensuring development builds in facilities to encourage recycling, water collection, local energy generation, etc.
- ensuring works to improve the performance of traditional buildings are compatible with their building technology (the need for walls to breathe)
- prioritising brown field sites
- conserving historic buildings and environments and ensuring they remain in productive use

Source: Neighbourhood Plans Roadmap Guide www.locality.org.uk



Balcombe viaduct

1. Introduction

This document sets out the baseline information on the parish, the plans and policies influencing the production of the Balcombe Neighbourhood Plan, current sustainability issues that are facing the parish and the sustainability objectives that the Neighbourhood Plan should strive to achieve. The consultation responses to the Balcombe Sustainability Framework Scoping Report published by Balcombe Parish Council in 2014 have been taken into account when preparing the final sustainability framework on which to test the emerging policies. Where necessary, further assessment of the options will be undertaken, along with any updating of baseline data, plans and policies.

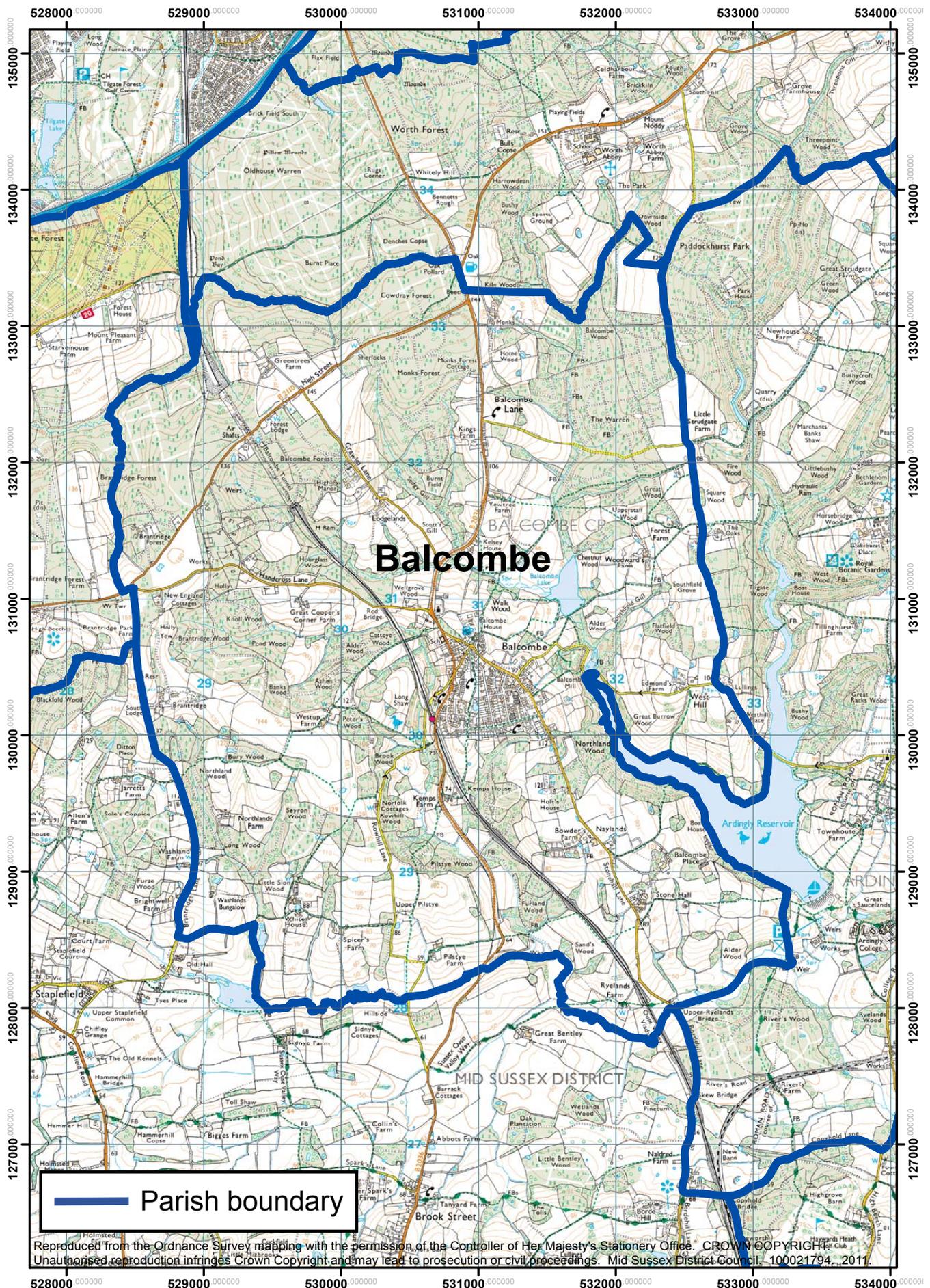
The sustainability objectives identified in this document have been the subject of consultation with Mid Sussex District Council, the Environment Agency, Natural England, English Heritage and the High Weald AONB Unit during March/April 2014. The objectives have been amended to take account of the advice and comments received. A summary table of the comments from consultees is contained in Appendix B. A Draft Sustainability Appraisal report was published for consultation alongside the Pre Submission Neighbourhood Plan in June 2015, the comments on which have been taken into account as appropriate in this final report.

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.

One of the means by which sustainable development can be achieved is through the land-use planning process. The Balcombe Neighbourhood Plan will need to be in general conformity with the Mid Sussex Local Plan 2004 and emerging District Plan. If approved by a referendum, the Neighbourhood Plan will become a part of the development plan for the parish of Balcombe.

The Balcombe 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.

Plan A: Neighbourhood Plan Area



Mid Sussex District Council Sustainability Objectives

To ensure that everyone has the opportunity to live in a home suitable for their needs and which they can afford

To improve the access to health, leisure and open space facilities and reduce inequalities in health

To maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and improve access to educational facilities

To improve access to, and retain community facilities

To create cohesive, safe and crime resistant communities

To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere (taking into account and aiming to reduce the potential impact of climate change), and seek to reduce the risk of flooding (SEA)

To improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance

To conserve and enhance the District's biodiversity (SEA)

To protect, enhance and make accessible for enjoyment, the District's countryside (SEA)

To protect, enhance and make accessible for enjoyment the District's historic environment (SEA)

To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car, thereby reducing the level of greenhouse gases from private cars and their impact on climate change (SEA)

To reduce waste generation and disposal and achieve the sustainable management of waste, including the amount of waste that is either re-used or recycled

To maintain and improve the water quality of the District's water courses and aquifers and to achieve sustainable water resources management (SEA)

To increase energy efficiency and the proportion of energy generated from renewable sources in the District and to utilise sustainably produced and local products in new developments where possible

To encourage the regeneration of the District's existing town centres and support the viability and vitality of village centres

To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District

To support economic growth and competitiveness across the District

To encourage the development of a buoyant, sustainable tourism centre

2. Methodology

The Balcombe Neighbourhood Plan covers the whole of the parish of Balcombe (see Plan A). It has been prepared by a Steering Committee comprising 5 members of Balcombe Parish Council plus one co-opted resident. Local residents with specialist knowledge were asked to assist with the collection of specific data. Sussex Biodiversity Record Centre provided a comprehensive desktop report.

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 Balcombe to be established.

The District Plan Sustainability Appraisal identifies 18 sustainability objectives. The Balcombe Sustainability Appraisal has developed its own 9 sustainability objectives, based upon local issues and objectives. The indicators used to measure these are from local sources at a local scale wherever possible.

3. Policy context

The Balcombe 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 saved policies of the 2004 Mid Sussex Local Plan have informed the plan, together with the reasoning and evidence of the emerging District Plan.

The Mid Sussex Sustainability Appraisal referenced in Appendix A of this report reviews all programmes, policies, strategies, guidance and initiatives that have influenced the development of the District Plan. Given the intended compatibility of the Neighbourhood Plan with the adopted Local Plan and new District Plan, it is not proposed to review here all international, national and local documents that are relevant.

Appendix A provides a summary of the local programmes, plans and other documents which influence the Balcombe Neighbourhood Plan, in addition to those outlined above. Key objectives and indicators have been identified from the new District Plan and these have been incorporated into the sustainability framework and used to inform baseline data and the identification of key issues.

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.

Parish Characteristics and Issues



Views towards the cricket field



Ardingly Reservoir



The Village Green



Balcombe village centre

4. Parish Characteristics and Issues

A collection of information on environmental, social and economic characteristics of the parish is required to provide a basis for predicting and monitoring the effects of the policies of the Balcombe Neighbourhood Plan. The legislation suggests that the Sustainability Appraisal should describe the baseline environment in terms of a series of topics which are set out below.

4.1 General Parish Characteristics: Balcombe is a rural parish set in the heart of Mid Sussex and within the High Weald Area of Outstanding Natural Beauty. It covers an area of 8.31 square miles stretching from the famous Ouse Viaduct in the south to Balcombe Forest in the north. The population is 1,833 (2011 Census) within 755 households. The Parish is located approximately 30 miles south of London and 16 miles north of Brighton. The nearest towns are Haywards Heath to the south and Crawley to the north. Gatwick Airport is approximately 10 miles to the north and the Parish falls within the economic area known as the Gatwick Diamond.

4.2 Environmental Characteristics

4.2.1 Landscape – the village sits on a ridge with a forested area to the north separating Balcombe from Crawley. The village is located in the High Weald Area of Outstanding Natural Beauty and much of the village is in a conservation area which is shown on the map in Appendix D. The Balcombe Estate covers 3500 acres of mixed farmland and woodland and has ensured that the rural nature of the village endures. Balcombe is noted for its beautiful woods including areas of ancient woodland and scenic waters of lake, millpond and reservoir. A network of footpaths enables the visitor to enjoy the parish which is particularly beautiful in spring and autumn.

4.2.2 Soils - The geology of the parish comprises rocks from the early Cretaceous period, mainly from the Tunbridge Wells Sand Formation. The Tunbridge Wells Sand is made up of cyclical sequences of siltstones with sandstones and clays. The sandstones generally form the high ground and are exposed in various locations (eg southbound platform of Balcombe station, Mill Lane and Pilstye Wood). The small abandoned quarry in Rocks Lane shows that the Lower Tunbridge Wells Sands were quarried in the past. The siltstones and mudstones are strongly weathered and are thus not exposed but give rise to heavy clay soils and the deeply incised valleys that have been cut by a number of small streams. London Road, just south of the village, runs through a valley that has cut down to the impermeable Wadhurst Clay, which also acts as a very good seal in the neighbouring valley to the east containing Ardingly Reservoir. Structurally, dips in the rock layers are low and the main axis of the weald uplift runs through Balcombe Forest in the north. In the extreme south of the parish a major east-west trending fault belt brings slightly younger rocks to the surface, resulting in a more gently rolling countryside.

Parish Characteristics and Issues



Alley Green



Views into the village



Speeding traffic is a huge issue



The Victory Hall

4.2.3 Nature Conservation - We have a report from the Sussex Biodiversity Record Office and this will be used to ensure any development does not affect the wildlife and woodland in the village.

There are four areas of SSSI (Sites of Nature Conservation Interest) within the parish and these are shown on the map in Appendix C and in the Sussex Biodiversity Record Office report.

- Sedgy and Scotts Gill
- Balcombe Lake and Associated Woods
- Balcombe Estate Rocks
- Rowhill and Station Pastures

In addition there is also a Site of Special Scientific Interest, also shown on the map in Appendix C and in the Sussex Biodiversity Record Office report:

- Worth Forest

Ancient Woodland covers approximately 708ha of the parish which equates to approximately 33% of the total area of the parish which totals 2140ha (4,800 acres) in total. The areas of Ancient Woodland are shown on the map in Appendix C and in the Sussex Biodiversity Record Office report.

4.2.4 Air Quality – Details of Sussex air monitoring are available at <http://www.sussex-air.net/>. This website states that the nearest air quality monitoring station to Balcombe is at Crawley Gatwick and that this only monitors for NOx and particulate matter. NOx is a generic term for the mono-nitrogen oxides NO and NO2 (nitric oxide and nitrogen dioxide). They are produced from the reaction of nitrogen and oxygen gases in the air during combustion, especially at high temperatures (for example in motor vehicle combustion engines). Particulate matter can come from many sources. Generally, any activity which involves burning of materials or any dust generating activities are sources of PM.

There are also air quality monitoring stations in the Horsham area at Cowfold and Storrington and again these only monitor NOx and particulate matter. While it seems unlikely that national air quality objectives of this limited range of pollutants is breached in Balcombe, specific information for this area is not available.

4.2.5 Water – There are a number of water courses within the Parish. Some feed directly into the River Ouse which forms the southern boundary of the Parish. Others feed in to Balcombe Lake and then into Ardingly Reservoir, which then discharges to the River Ouse. The water supply for Balcombe is extracted from the River Ouse and treated locally. The south east of England has suffered from a number of droughts and hosepipe bans over recent years and water supply to meet demand is a growing concern. Pollution of surface water within the Parish is mainly from agricultural runoff and the impact from farming has been reduced significantly over recent years as a result of actions taken at national levels. There is also a sewage treatment works within the Parish to the south of

Parish Characteristics and Issues



Buttercup Barn Nursery



The Tea Rooms



Alley Green



The top of Rocks Lane

Balcombe that treats the effluent from the village and discharges the treated waste to the River Ouse. Any new housing or industrial works within the Parish will result in the need for additional water supplies and treatment of any effluent.

4.2.6 Flooding - Although Balcombe is situated on a ridge and therefore at relatively low risk of flooding, there are two areas of flood risk in the parish along the River Ouse and its tributaries. These areas are shown in the map in Appendix C but are not considered to be in areas suitable for development.

4.2.7 History and Heritage – Colonists have settled in Balcombe throughout the ages: Celts, Romans and Saxons who exploited what they could from the forest; iron, pottery and agriculture. The village really opened up with the building of the railway in the 1840s when the population exploded from 540 at the beginning of the century to over 1500 (not many fewer than today) and residential streets and the school were built. The other major event in the village’s history was the purchase of the Balcombe Estate by Sir Weetman Pearson (later Lord Cowdray) in 1905. Horticulture was a feature of the 20th century village, with five commercial nurseries operating for many years; now there are none. There are 55 listed buildings in Balcombe, including the Parish Church of St Mary with its 15th century tower and many timber framed buildings. Much of the village centre is located in a conservation area; further afield the Balcombe Viaduct is of national repute.

4.3 Social Characteristics

4.3.1 Population – Balcombe’s population is 1833 within 755 households, of these 20% are aged 65yrs+ or under 16yrs. The population is actually becoming slightly more youthful. More detail is shown in SA/SEA Scoping Report published in March 2014 and the Pre-Submission Plan December 2014.

4.3.2 Health – over 80% of the population rate their health as good or very good and just 5% consider it to be bad or very bad. This is actually marginally worse than the Mid Sussex and South East England figures but is probably explained by the slightly higher number of retired people living in the village.

4.3.3 Deprivation – Just 1% of the population is unemployed and owner occupation is high, however on official measures of deprivation, there are relatively more deprived households here than elsewhere in Mid Sussex.

4.4 Economic Characteristics

4.4.1 Infrastructure – The village is well provided with three halls (Victory Hall with very fine murals), Parish Room (mainly used by Tiggers Pre-School) and Bramble Hall; a large recreation ground with football pitch and playgrounds; beautiful cricket ground with pavilion, village shop with part-time post office, tea rooms, pub and a haberdashers. There is a pre-school for 2 – 5yrs, a daycare

Parish Characteristics and Issues



Glebe Farm Industrial units



Balcombe Station

nursery for 0 - 5yrs and a primary school for 5 - 11yrs. Secondary aged children travel to Warden Park in Cuckfield by bus and 6th form students are able to attend their local college of choice, the most popular being in Haywards Heath, Brighton or Horsham. The mobile library visits fortnightly and the fish man and fish & chip van both visit weekly. There are also two residential care homes within walking distance of the village centre and one more within the parish.

4.4.2 Roads and transport – Balcombe is well placed with a station on the main line from London to Brighton and easy access to the M23, however these access points present their own challenges with traffic flows having increased by 50% during the rush-hour since the opening of junction 10A of the M23. Heavy traffic flows and increasing numbers of HGV vehicles are becoming an increasing concern for residents who live on the two main roads in the village. Speeding and pedestrian safety have been a particular concern since the opening of junction 10A in 1997. Train services are limited outside the rush-hour.

4.4.3 Employment – local employment is provided by the Balcombe Estate with forestry, farming and country sports as well as other small local businesses, many of which are owner-run from home (Appendix B). Other residents commute to London, Brighton, Gatwick Airport and Haywards Heath. It is interesting to note that 5% of residents walk to work. Despite the mainline train station only 16% of residents use the train to get to work; the significant majority travelling by car (57%).

Key Sustainability Issues

SWOT Analysis

<p>Strengths <i>Community spirit – Countryside – Village societies & events – Village shop & Post Office – Station – Access to transport – School – Pre-School – Footpaths – Church – Meeting places – Peace & Quiet – High employment levels</i></p>	<p>Weaknesses <i>Traffic volumes & speed – Pedestrian safety in village centre – Parking at station – Parking in village centre - Limited train service & access – Activities for teenagers – Internet speed – lack of affordable housing – Allocation of school places – Broadband speed in the countryside</i></p>
<p>Opportunities <i>Improve parking at station & village centre – controlled affordable & sustainable housing development for local people – Enablement for local businesses eg incentive schemes – development of local renewable energy sources – Better public transport</i></p>	<p>Threats <i>Fracking – Lack of youth activities – Housing developments in Haywards Heath – Loss of local services eg village shop, post office, station, surgery etc – Unsympathetic development – Unaffordable housing – More speeding traffic – insufficient trade to support shop</i></p>

Key Sustainability Issues

5. Key Sustainability Issues

There are a number of sustainability issues and challenges facing the parish. While Balcombe offers a high quality environment to residents and local businesses, the NP will need to manage and seek to resolve a series of issues over its lifetime if the parish is to continue to be lovely place to live and/or work, while respecting its outstanding landscape setting.

Challenges Facing Balcombe Parish	Effect without the Neighbourhood Plan
Oil Exploration and Fracking	Neighbourhood Plan cannot affect this.
Problem of traffic speed	Could get worse with no policy on sustainable transport, closure of station and no new traffic calming measures.
Lack of affordable housing	No suitable sites for local people would be allocated.
Lack of specialist housing for young families, older people, young single people and new starters	No suitable houses would be built for these demographics.
Infrastructure improvements such as crossings, traffic calming, stop signs, parking	Funding for infrastructure improvements may not be achieved.
Use of redundant farm buildings	Existing policies may not be suitable for specific circumstances in Balcombe.
Development of unsuitable sites	Existing policies may not ensure that the most suitable and sustainable sites are developed.
Need to maintain and enhance the high quality natural environment, wildlife networks and biodiversity of the parish	Strategic policies may not give adequate protection.
Need to protect and enhance the historic buildings and environment of the parish	Existing strategic policies may not address issues in the parish.
Pressure for development in the countryside	Unsuitable sites might be developed and high quality agricultural land could be lost to development
Impact of development in the surrounding area	Coalescence

Objectives of the Sustainability Appraisal



Views to the north



Balcombe Lake weir



Haywards Heath Road



Village Centre - Threads

6. Objectives of the Sustainability Appraisal

The issues for the Neighbourhood Plan and the Objectives for the Sustainability Appraisal, have been informed in particular by:

- Mid Sussex District Plan Revised Sustainability Appraisal November 2015
- Mid Sussex District Plan Sustainability Appraisal October 2014
- Mid Sussex District Plan November 2014
- Mid Sussex Local Plan adopted in 2004
- Balcombe Parish Plan 2007
- Balcombe Households and Businesses Survey October 2012 – January 2013
- Balcombe Community Consultation Sessions June and December 2014

The Objectives, and the Indicators used to measure them, are collectively known as the Sustainability Framework.

Sustainability Objectives

In order to undertake the Sustainability Appraisal process for the Neighbourhood Plan, 9 sustainability objectives have been identified to enable an assessment to be made of the emerging options and to allow for recommendations and mitigation measures to be proposed.

The sustainability objectives have emerged through the following considerations:

- Through the review of documents listed in Appendix A.
- As identified in the baseline section
- To help address sustainability issues known locally
- To help address the 'weaknesses' outlined in the SWOT analysis
- Through community consultation throughout the process of neighbourhood planning which commenced in April 2012 and has continued regularly in 2013 and 2014.
- Through the statutory consultation process. Comments that were made by the statutory consultees are shown in Appendix B.

The sustainability objectives and indicators (Sustainability Framework) for the Sustainability Appraisal of the Neighbourhood Plan are shown in the table overleaf. It is understood that a number of these objectives may not be part of formal planning processes; however they are items that as a Parish Council we wish to ensure form part of any development process in the village.

Sustainability Objectives & Indicators

No	Policy Area	Balcombe Neighbourhood Plan SA Objectives & Indicators
1	Environmental	<p>To protect and enhance our countryside and rural setting within the High Weald Area of Outstanding Natural Beauty and ensure that any new development complements the local landscape.</p> <p><i>Indicators</i></p> <p><i>Minimise loss of woodland - measured by area of Ancient Woodland in the parish, number of Tree Protection Orders, total area of woodland in parish</i></p> <p><i>Protection of specific views: a) view to Worth from Cricket field b) View from sledging field over reservoir c) view from middle of Rocks Lane back over the village</i></p> <p><i>Any development site must be located in or border the built-up area</i></p> <p><i>Minimise the effect of any development on heritage assets such as listed buildings</i></p> <p><i>Use Landscape and Visual Impact Assessment when assessing development proposals. (This is a new measure following statutory consultation)</i></p>
2	Environmental	<p>To reduce the impact of traffic in the village, improve pedestrian safety and encourage people to walk, cycle and use the train service in preference to the car.</p> <p><i>Indicators</i></p> <p><i>Provision of traffic calming measures</i></p> <p><i>Number of safe crossing points in the village</i></p> <p><i>Number of off road parking spaces in the centre of the village</i></p> <p><i>Provision of free/reasonably priced off-road parking near the station</i></p> <p><i>Provision of cycle racks in the centre of the village and at the doctor's surgery</i></p> <p><i>Proportion of journeys to work by sustainable methods measured by the Census</i></p>
3.	Environmental Social Economic	<p>Enhance the centre of the village</p> <p><i>Indicators</i></p> <p><i>Reduction in traffic speed measured by speed data from police and Operation Crackdown</i></p> <p><i>Improvement in pedestrian safety measured by the number of safe crossing points</i></p> <p><i>Protection of existing village centre businesses and services</i></p>
4	Environmental	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats and species</p> <p><i>Indicators</i></p> <p><i>Data from the Sussex Biodiversity Records Office</i></p> <p><i>Condition of Ancient Woodland</i></p> <p><i>Condition of SSSI and SNCI sites</i></p> <p><i>Monitoring of the outcome of planning decisions on biodiversity, habitats & species (This is a new measure following statutory consultation)</i></p>
5	Environmental	<p>To increase energy efficiency in new developments and the proportion of energy generated from renewable sources in the parish</p> <p><i>Indicators</i></p> <p><i>Number of solar PV panels installed</i></p> <p><i>Proportion of houses using renewable energy sources</i></p>
6	Social	<p>To promote community spirit and cohesion by protecting and improving community facilities</p> <p><i>Indicators</i></p> <p><i>Adequate community meeting places including halls and recreation ground</i></p> <p><i>Number of active village clubs and societies spanning all age groups</i></p> <p><i>Number of community events</i></p> <p><i>Protection of existing village centre businesses and services</i></p>
7	Social Economic	<p>To ensure the community has access to the key services it needs by protecting village assets</p> <p><i>Indicators</i></p> <p><i>Any development to be located within walking distance (calculated as 0.8 of a mile) of the Village School, Village Pre-School, Pub, Club, Doctor's Surgery & Railway station</i></p>

Sustainability Objectives & Indicators

No	Policy Area	Balcombe Neighbourhood Plan SA Objectives & Indicators
8	Social	<p>To ensure that those people in housing need with genuine local connections with Balcombe have the opportunity to live in the village</p> <p><i>Indicators</i></p> <p><i>Number on the local Housing Needs Register</i></p> <p><i>Number of affordable homes built - ensure that at least 30% new units are classed as affordable over the life of the NP</i></p> <p><i>Decrease of local families in housing need</i></p>
9	Economic	<p>To encourage the community to shop locally and use local business services</p> <p><i>Indicators</i></p> <p><i>Number and type of retail premises</i></p> <p><i>New retail premises</i></p> <p><i>Viability of the pub and Club</i></p>

Assessment of Neighbourhood Plan Policies

8. Assessment of Neighbourhood Plan Policies

As the Neighbourhood Plan has developed, the strategy, policies and potential development sites have been tested against these sustainability objectives to identify appropriate policies for inclusion in the Plan. Realistic policy options have been appraised against the Sustainability Objectives in order to ensure that the policies chosen for the Neighbourhood Plan are sustainable.

YY	Significant positive impact on sustainability objective
Y	Positive impact
0	No Impact or neutral impact
X	Negative impact
XX	Significant negative impact

The policies quoted here are extracted directly from the Submission Neighbourhood Plan, for ease of reference against the Sustainability Objectives. Maps mentioned within the policies refer directly to maps in this Submission Neighbourhood Plan.

Assessment of Neighbourhood Plan Policies

Policy 1 – Built-up Area Boundary

The Neighbourhood Plan defines the Balcombe Built-up Area Boundary on the Policies Map. Sustainable development proposals located inside the Built-up Area Boundary will be supported, provided they accord with planning policy, the other provisions of the Neighbourhood Plan and the Mid Sussex development plan. Development proposals outside of the Built-up Area Boundary will be required to conform to development plan policies in respect of the control of development in the countryside.

Alternative Policy Options

1. We should not allow any additional development outside of the existing boundary. The impact of this would be to rely on windfall or infill, resulting in an average of 2 additional units being built each year and therefore no prospect of affordable housing.
2. We would allocate all reviewed sites, however many of these sites are not deemed ‘acceptable’ by the community and would cause the plan to fail.

Balcombe Sustainability Objective	SA Assessment of Policy	Impact of Policy	Impact of Alternative Policy 1	Impact of Alternative Policy 2
1 - Protect & enhance countryside/ rural setting	Any development is likely to have a detrimental effect however development is sited and scaled to minimise the effect. Most development will be adjacent to the existing boundary and will be required to conform to development plan policies in respect of the control of development in the countryside.	0	YY	XX
2 - Reduce impact of traffic	Development is likely to increase traffic, however sites have been selected to minimise the effect by providing or linking to existing footways. Sites have been selected to be within walking distance of village amenities and public transport. Provision of an additional car park near the station will alleviate traffic problems in Newlands and Bramble Hill. Provision of a car park as part of the Rectory Gardens development will alleviate the car parking issues in the centre of the village.	0	Y	X
3 – Enhance the centre of the village	Provision of a car park as part of the Rectory Gardens will alleviate the car parking issues in the centre of the village and potentially provide parking for stop and shop traffic.	Y	0	0
4 – Protect & enhance biodiversity, wildlife	Any development is likely to have a detrimental effect however connectivity of habitats will be maintained in site design.	X	0	XX
5 – Increase energy efficiency & renewables	No impact	0	0	0
6 – Promote community spirit/facilities	Built-up area is drawn in such a way as to build a sustainable community with no isolated areas and easy access to village facilities.	YY	Y	X
7 – Protect village assets	Development promotes use of village facilities.	YY	0	y
8 – Genuine housing need with local connections can live in village	Provision of affordable housing in the sites allocated outside the current built-up boundary enables locals to stay in the village.	YY	X	YY
9 – Encourage community to use local businesses	Sites have been chosen to be within walking distance of the centre of village so that residents have easy access to local shops and businesses.	YY	0	y

Assessment of Neighbourhood Plan Policies

Policy 2: Housing Site Allocation

The Neighbourhood Plan allocates the following sites for housing development, as shown on the Policies Map, subject to the development principles outlined:

- i. Approximately 14 dwellings on land at Balcombe House Gardens and Rectory Gardens on Haywards Heath Road adjoining the village centre, comprising a mix of 1, 2 and 3 bedroom dwellings, provided the scheme comprises proposals for:

 - a. the delivery of a public car park of 10 spaces to be transferred to the district or parish council for ongoing management and operation;*
 - b. the retention and improvement of the existing tree-lined frontage to Haywards Heath Road; and*
 - c. it can be demonstrated that they will sustain or enhance the significance of the setting to both the Grade II listed Balcombe House and the Balcombe Conservation Area heritage assets;**
- ii. The possible re-siting of a new Rectory on land at Balcombe House Church Woods South*
- iii. Approximately 14 dwellings on land at Barn Field off Haywards Heath Road comprising a mix of 2,3 and 4 bedroom dwellings, provided the scheme comprises proposals for traffic calming measures to Haywards Heath Road to the satisfaction of the highways authority;*
- iv. Approximately 14 dwellings on land north of Station House on London Road, comprising a mix of 1, 2 and 3 bedroom houses and flats.*

In all cases, the design of the scheme must demonstrate that it will conserve and enhance the landscape and natural beauty of the High Weald Area of Outstanding Natural Beauty.

Development proposals will be expected to conform to the affordable housing policies of the Mid Sussex development plan.

Alternative Policy Options

1. No policy on site allocation which would mean that we are left open to speculative and hostile planning applications and development that could not be controlled by village opinion.

Balcombe Sustainability Objective	SA Assessment of Policy	Impact of Policy	Impact of Alternative Policy 1
1 - Protect & enhance countryside/ rural setting	Any development is likely to have a detrimental effect however development is sited and scaled to minimise the effect. Most development will be adjacent to the existing boundary and will be required to conform to development plan policies in respect of the control of development in the countryside.	0	XX
2 - Reduce impact of traffic	Development is likely to increase traffic, however sites have been selected to minimise the effect by providing or linking to existing footways. Sites have been selected to be within walking distance of village amenities and public transport.	0	XX
3 – Enhance the centre of the village	Provision of a car park as part of the Rectory Gardens development will alleviate the car parking issues in the centre of the village and potentially provide parking for stop and shop traffic.	Y	X
4 – Protect & enhance biodiversity, wildlife	Any development is likely to have a detrimental effect however connectivity of habitats will be maintained in site design.	X	X
5 – Increase energy efficiency & renewables	The Rectory Gardens development proposes a small biomass generator to provide district power to part of the development. New development provides an opportunity to include energy efficiency in any development.	YY	0
6 – Promote community spirit/ facilities	All sites provide easy walking access to the village centre and village amenities such as the school, halls, the rec. and Balcombe Club. Staggered and small developments will enable integration into village life for new residents.	YY	X
7 – Protect village assets	Development promotes use of village facilities.	YY	0

Assessment of Neighbourhood Plan Policies

8 – Genuine housing need with local connections can live in village	Provision of affordable housing in the sites allocated enables locals to stay in the village. Housing needs survey has identified smaller units and these are provided in the plan.	YY	Y
9 – Encourage community to use local businesses	Sites have been chosen to be within walking distance of the centre of village so that residents have easy access to local shops and businesses.	YY	0

More detailed sustainability evaluation of each site has also taken place. The first draft was completed in May 2014. This has now been updated following consultation on the 6 shortlisted sites. The initial assessments and the revised assessments are shown in Appendices E and F.

Policy 3 – Housing Design

The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and to avoid any significant detrimental effect on the landscape and natural beauty of the High Weald Area of Outstanding Natural Beauty.

Unless otherwise proposed in Policy 2, development proposals will be expected to demonstrate that they accord with the provisions of the Balcombe Village Design Brief and with the following principles:

- i. approximately 75% of the total number of dwellings of the scheme, and especially the affordable homes, are no larger than 3 bedroom dwellings with a proportion suited to occupation by households of retirement age;*
- ii. approximately 25% of the total number of dwellings of the scheme to comprise dwellings of no more than 4 bedrooms; and*
- iii. they comply with affordable housing requirements of the Mid Sussex development plan.*

Alternative Policy Options

1. Have no design brief – without a design brief we have no control over the look, feel and quality of design.

Balcombe Sustainability Objective	SA Assessment of Policy	Impact of Policy	Impact of Alternative Policy option 1
1 - Protect & enhance countryside/rural setting	The design brief provides guidance to ensure developments complement their setting.	0	X
2 - Reduce impact of traffic	The design brief provides guidance to ensure car parking is sensitive to the environment within developments. Footways and cycle provision within developments provide alternatives to motorised transport.	0	0
3 – Enhance the centre of the village	Any infill development or conversion in the village centre will have to accord with the design brief.	YY	X
4 – Protect & enhance biodiversity, wildlife	Landscape design and retention of habitat within developments will be a priority.	0	0
5 – Increase energy efficiency & renewables	Design and policies will allow use of renewables and encourage energy efficiency	YY	0
6 – Promote community spirit/facilities	Layout and scale of sites will encourage neighbourliness.	YY	0
7 – Protect village assets	Any conversion or extension of village assets will have to accord with the design brief.	YY	XX
8 – Genuine housing need with local connections can live in village	Housing development and scale has been led by local needs.	YY	0
9 – Encourage community to use local businesses	Provision of footways and easy access to village amenities will encourage residents to use village businesses.	YY	0

Assessment of Neighbourhood Plan Policies

Policy 4 – Enterprise, Home Working & Broadband

The Neighbourhood Plan allocates land at Glebe Farm, Haywards Heath Road for B1-B8 uses, as shown on the Policies Map, provided:

- i. The design of the scheme will avoid any significant detrimental effect on the landscape and natural beauty of the High Weald Area of Outstanding Natural Beauty; and*
- ii. The type of business development proposed is suited to a rural location in the Area of Outstanding Natural Beauty and will make a contribution to the local economy.*

Elsewhere within the built-up area boundary defined by Policy 1, proposals to change part of the primary use of a dwelling to a business use for home working will be supported, provided they will not result in a significant increase in vehicles serving the building nor in a loss of amenity to neighbouring households by way of noise, odour or other such matter.

Proposals within the Parish to provide access to a super-fast broadband network to the outlying properties in the countryside, and to improve the speed of existing services, will be supported, provided the location and design of any above-ground network installations reflect the character of the local area.

Alternative Policy Options

1. No policy on enterprise, home working & broadband resulting in a lack of local employment opportunities and a reliance on commuting.

Balcombe Sustainability Objective	SA Assessment of Policy	Impact of Policy	Impact of Alternative Policy option 1
1 - Protect & enhance countryside/ rural setting	Glebe Farm has some small scale commercial businesses on site, however the site extension will be onto a Greenfield site.	X	X
2 - Reduce impact of traffic	Home working prevents the need to commute however new businesses at Glebe Farm will generate some additional traffic, either from staff or visitors.	0	XX
3 – Enhance the centre of the village	Policy allows for the enhancement of the village centre through conversion of a dwelling to a business.	Y	0
4 – Protect & enhance biodiversity, wildlife	Site extension of Glebe Farm will be onto a greenfield site.	0	0
5 – Increase energy efficiency & renewables	Home working reduces impact of travel/traffic however heating a house for one worker may have a negative impact.	Y	X
6 – Promote community spirit/facilities	Additional local employment could be provided.	Y	X
7 – Protect village assets	No effect	0	0
8 – Genuine housing need with local connections can live in village	Encourages local employment	YY	0
9 – Encourage community to use local businesses	More people working from home and locally means more people will use local businesses such as the shop, pub and tea rooms.	Y	X

Assessment of Neighbourhood Plan Policies

Policy 5 – Balcombe Village Centre

The Neighbourhood Plan defines the Balcombe Village Centre on the Policies Map. Within the Village Centre, development proposals that will result in the loss of any village centre uses will be resisted unless:

- i. the village centre unit has been vacant for at least two years;*
- ii. it can be demonstrated that all reasonable efforts have been to secure another village centre use; and*
- iii. a viability appraisal can demonstrate there is no reasonable prospect of the unit becoming commercially viable.*

Proposals for a change of use of a building or for the development of land within the village centre for commercial use will be supported, provided they accord with the design policies of the Neighbourhood Plan and Mid Sussex development plan and specifically that they will conserve and enhance the landscape and natural beauty of the High Weald Area of Outstanding Natural Beauty.

Alternative Policy Options

1. Have no policy on Balcombe village centre which would mean no control over the development of the village centre including conversions and change of use.

Balcombe Sustainability Objective	SA Assessment of Policy	Impact of Policy	Impact of Alternative policy option 1
1 - Protect & enhance countryside/rural setting	No impact on countryside, rural setting maintained.	0	0
2 - Reduce impact of traffic	Any additional services could reduce the need to travel.	Y	X
3 – Enhance the centre of the village	Allows for new commercial enterprise and maintaining existing commercial premises.	YY	XX
4 – Protect & enhance biodiversity, wildlife	No impact.	0	0
5 – Increase energy efficiency & renewables	Reduces travel need if residents are able to access services locally.	YY	X
6 – Promote community spirit/facilities	Encourages community spirit though use of local facilities/village hub.	YY	XX
7 – Protect village assets	Yes.	YY	XX
8 – Genuine housing need with local connections can live in village	Provides sustainable community. Those with low incomes and mobility issues can access essential goods and services.	YY	X
9 – Encourage community to use local businesses	A minimum level of services builds a village hub which alleviates the need to travel outside the village.	YY	XX

Assessment of Neighbourhood Plan Policies

Policy 6 – Balcombe CE Primary School

Development proposals to extend Balcombe CE Primary School to provide additional education facilities, as shown on the Policies Map, will be supported, provided:

- i. the design of the scheme will avoid any significant detrimental effect on the landscape and natural beauty of the High Weald Area of Outstanding Natural Beauty; and*
- ii. the scheme will deliver the necessary supporting infrastructure, including ancillary services.*

Alternative Policy Options

1. No policy on extending the primary school would mean that we have not set out our commitment to support the educational infrastructure required for long term sustainability.

Balcombe Sustainability Objective	SA Assessment of Policy	Impact of Policy	Impact of Alternative Policy option 1
1 - Protect & enhance countryside/rural setting	Enlargement of school likely to have minor effect on the landscape but will enable the village to maintain its vibrant and well-regarded primary school.	0	0
2 - Reduce impact of traffic	There would be some additional traffic but if the car park at the Rectory Gardens has been built this would mitigate the effect. Reduces need for families to travel to school outside village.	0	X
3 – Enhance the centre of the village	No effect	0	0
4 – Protect & enhance biodiversity, wildlife	Enlargement of school likely to have minor effect on biodiversity	X	0
5 – Increase energy efficiency & renewables	An opportunity for an extension to be more energy efficient than current building.	Y	X
6 – Promote community spirit/facilities	Would ensure all local children could attend the village school.	YY	X
7 – Protect village assets	Proposal enhances an identified asset.	YY	XX
8 – Genuine housing need with local connections can live in village	Would ensure all local children could attend the village school.	YY	XX
9 – Encourage community to use local businesses	Increased activity at school could enhance sales at local businesses.	Y	XX

Assessment of Neighbourhood Plan Policies

Policy 7 – Community Facilities

Proposals to improve the viability of an established community use of the following buildings and facilities by way of the extension or partial redevelopment of existing buildings will be supported, provided the design of the scheme will avoid any significant detrimental effect on the landscape and natural beauty of the High Weald Area of Outstanding Natural Beauty:

- i. Railway Station, London Road*
- ii. GP Surgery, Haywards Heath Road*
- iii. Balcombe CE Primary School and Playing Field, London Road*
- iv. Balcombe Stores & Post Office, Haywards Heath Road*
- v. St. Mary’s Church, London Road*
- vi. Pavilion, off Stockcroft Road*
- vii. Victory Hall including Club and Car Park, Bramble Hill*
- viii. Parish Room, Stockcroft Road*
- ix. Half Moon Inn, Haywards Heath Road*
- x. Scout Hut, London Road*
- xi. Bramble Hall, Bramble Hill*
- xii. Tennis Courts, Haywards Heath Road*

Alternative Policy Options

1. Having no policy on community facilities would mean that these facilities could be subject to closure, change of use or re-development.

Balcombe Sustainability Objective	SA Assessment of Policy	Impact of Policy	Impact of Alternative Policy option 1
1 - Protect & enhance countryside/rural setting	Maintains our rural village.	Y	X
2 - Reduce impact of traffic	Maintains facilities so that residents don’t have to travel outside the village to access services.	Y	XX
3 – Enhance the centre of the village	Maintains centre of village facilities	YY	XX
4 – Protect & enhance biodiversity, wildlife	Reduces impact of any development on biodiversity and wildlife.	0	0
5 – Increase energy efficiency & renewables	No effect	0	0
6 – Promote community spirit/facilities	Maintains our village facilities to the continued benefit of the community	YY	XX
7 – Protect village assets	Yes	YY	XX
8 – Genuine housing need with local connections can live in village	Provides sustainable community. Those with low incomes and mobility issues can access essential goods and services.	Y	XX
9 – Encourage community to use local businesses	A minimum level of facilities builds a village hub which alleviates the need to travel outside the village for social events.	YY	XX

Assessment of Neighbourhood Plan Policies

Policy 8 – Local Green Spaces

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

- i. Recreation Ground;*
- ii. Cricket Field;*
- iii. School Green;*
- iv. Bowling Green;*
- v. Alley Green;*
- vi. Bagpiths Field;*
- vii. Barn Meadow Play Area;*
- viii. Scout Hut Amenity Space; and*
- ix. School Playing Field.*

Proposals for development in a Local Green Space will be resisted, unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose.

Alternative Policy Options

1. No policy on green spaces

Balcombe Sustainability Objective	SA Assessment of Policy	Impact of Policy	Impact of Alternative Policy option 1
1 - Protect & enhance countryside/rural setting	Conserves green space.	YY	XX
2 - Reduce impact of traffic	No Effect	0	0
3 – Enhance the centre of the village	Retains green spaces within the built-up area	YY	XX
4 – Protect & enhance biodiversity, wildlife	Conserves biodiversity and wildlife	YY	XX
5 – Increase energy efficiency & renewables	No Effect	0	0
6 – Promote community spirit/facilities	Yes ensures the village maintains all the current recreational facilities for community cohesion.	YY	XX
7 – Protect village assets	Assets maintained through this policy	YY	XX
8 – Genuine housing need with local connections can live in village	No Effect	0	0
9 – Encourage community to use local businesses	No Effect	0	0

Assessment of Neighbourhood Plan Policies

Policy 9 – Burial Ground Extension

The Neighbourhood Plan allocates land off London Road, as shown on the Policies Map, for the purpose of providing an additional burial ground. Proposals for any new buildings ancillary to this use will be supported provided they avoid any significant detrimental effect on the landscape and natural beauty of the High Weald Area of Outstanding Natural Beauty.

Alternative Policy Options

1. No policy on burial ground provision which would mean that we may run out of burial plots within the next 5 years.
2. An alternative siting of a burial ground extension, which may be further away from the church and the village centre. There are no other obvious sites available.

Balcombe Sustainability Objective	SA Assessment of Policy	Impact of Policy	Impact of Alternative Policy option 1	Impact of Alternative Policy option 2
1 - Protect & enhance countryside/ rural setting	Policy has a small detrimental effect on the countryside setting at the entrance to the village.	X	0	X
2 - Reduce impact of traffic	No Effect	0	X	0
3 – Enhance the centre of the village	No Effect	0	0	0
4 – Protect & enhance biodiversity, wildlife	Negligible effect or positive – it is currently grazed land and may become more bio-diverse,	0	0	0
5 – Increase energy efficiency & renewables	No Effect	0	X	0
6 – Promote community spirit/facilities	Provides an extension to a community facility as there is limited space in the current graveyard.	YY	XX	X
7 – Protect village assets	Enables residents to be buried locally.	YY	XX	Y
8 – Genuine housing need with local connections can live in village	No Effect	0	0	0
9 – Encourage community to use local businesses	No Effect	Y	X	Y

Assessment of Neighbourhood Plan Policies

Policy 10 – Station Car Parking			
<i>The Neighbourhood Plan allocates land off London Road, as shown on the Policies Map, for the purpose of providing additional car parking spaces for Balcombe Station.</i>			
Alternative Policy Options			
1. No policy on additional station car parking			
Balcombe Sustainability Objective	SA Assessment of Policy	Impact of Policy	Impact of Alternative Policy option 1
1 - Protect & enhance countryside/rural setting	Potentially detrimental effect as part of a field will be used for car parking. (There is already sufficient space in the station car park but it isn't used because there is a charge.) However because commuter cars are parked on neighbouring roads causing congestion and damage to verges, the net effect is viewed as positive.	Y	0
2 - Reduce impact of traffic	Yes this will assist considerably with the effects of commuter parking on Bramble Hill and the conflicts that creates with through traffic and local residents parking.	YY	XX
3 – Enhance the centre of the village	Reduces commuter parking in the village centre.	Y	XX
4 – Protect & enhance biodiversity, wildlife	Potentially detrimental effect on biodiversity and wildlife in that some green space is lost to an albeit very rural car park. It does not affect the SSNI portion of the field. It would also prevent parking on verges which is having a detrimental effect on the approach to the village.	Y	0
5 – Increase energy efficiency & renewables	No Effect unless it increases use of public transport.	0	0
6 – Promote community spirit/facilities	Resolve the parking issues for residents of Newlands and Bramble Hill.	YY	X
7 – Protect village assets	Provides parking for station and encourages commuters to use the station.	YY	XX
8 – Genuine housing need with local connections can live in village	No Effect	0	0
9 – Encourage community to use local businesses	Encourages use of station	Y	X

Assessment of Neighbourhood Plan Policies

Policy 11 – Renewable Energy

Proposals comprising domestic and community-scale renewable energy development will be supported, provided the design of the scheme will avoid any significant detrimental effect on the landscape and natural beauty of the High Weald Area of Outstanding Natural Beauty.

Alternative Policy Options

1. No policy on renewable energy which means developers will only need to conform to the minimum codes as set out in planning policy.

Balcombe Sustainability Objective	SA Assessment of Policy	Impact of Policy	Impact of Alternative Policy option 1
1 - Protect & enhance countryside/rural setting	Provided the design of the scheme will avoid any significant detrimental effect on the landscape and natural beauty of the High Weald Area of Outstanding Natural Beauty.	0	0
2 - Reduce impact of traffic	No Effect	0	0
3 – Enhance the centre of the village	No Effect	0	0
4 – Protect & enhance biodiversity, wildlife	In the broader context energy efficiency should have a positive effect on wildlife and biodiversity	Y	X
5 – Increase energy efficiency & renewables	Yes	YY	XX
6 – Promote community spirit/facilities	May cause some difference of opinion!	X	XX
7 – Protect village assets	Not directly affected.	0	0
8 – Genuine housing need with local connections can live in village	No Effect	0	0
9 – Encourage community to use local businesses	Proposals for renewable energy generation from local organisations and landowners could have a positive economic benefit.	Y	X

Effects of the Policies • Conclusions

8.1 Cumulative effects of the Neighbourhood Plan policies

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.

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 the table of cumulative effects, below.

Effects of the Neighbourhood Plan Policies									
Sustainability Objectives									
Policy Number	1	2	3	4	5	6	7	8	9
1. Built-up area boundary	0	0	Y	X	0	YY	YY	YY	YY
2. Housing site allocations	0	0	Y	X	YY	YY	YY	YY	YY
3. Housing design	0	0	YY	0	YY	YY	YY	YY	YY
4. Enterprise, homeworking & broadband	X	0	Y	0	Y	Y	0	YY	Y
5. Village centre	0	Y	YY	0	YY	YY	YY	YY	YY
6. Balcombe primary school	0	0	0	X	Y	YY	YY	YY	Y
7. Community facilities	Y	Y	YY	0	0	YY	YY	Y	YY
8. Local green spaces	YY	0	YY	YY	0	YY	YY	0	0
9. Burial ground extension	X	0	0	0	0	YY	YY	0	Y
10. Station car parking	Y	YY	Y	0	0	YY	YY	0	Y
11. Renewable energy	0	0	0	Y	YY	X	0	0	Y

8.2 Conclusions

Although some of the policies may have a small negative impact on the environment, these can all be mitigated by sensitive development and ensuring that development meets the criteria laid down for developments in the AONB. In every case there are other aspects of the policy that contribute to social or economic objectives and more than outweigh any loss of biodiversity.

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 and the continued existence of Balcombe as a vibrant Sussex village.

Appendix A

APPENDIX A

Summary of Plans and Programmes used to inform this Sustainability Appraisal

Action with Communities in Rural England (ACRE) - Rural evidence project November 2013 (<http://balcombeparishcouncil.com/neighbourhood-planning/action-with-communities-in-rural-england-acre-rural-evidence-project-november-2013/>)

Balcombe Parish Plan 2007

Balcombe Housing Needs Survey 2009 (<http://balcombeparishcouncil.files.wordpress.com/2012/10/balcombe-housing-needs-survey.pdf>)

Balcombe Neighbourhood Planning Aims Presentations and Questionnaire 2012/13

Balcombe Residents Consultation Sessions (<http://balcombeparishcouncil.com/neighbourhood-planning/>)

Mid Sussex District Plan Consultation Draft November 2014

Mid Sussex District Plan Sustainability Appraisal October 2014

High Weald Area of Outstanding Natural Beauty Management Plan

Ardingly and Hurstpierpoint & Sayers Common Scoping Reports for Sustainability Appraisal

Rural Community Profile for Balcombe produced by AIRS November 2013

Sussex Biodiversity Records Office Biodiversity Report for Balcombe Parish February 2014 (<http://balcombeparishcouncil.com/neighbourhood-planning/sussex-biodiversity-records-office-biodiversity-report-feb-2014/>)

Mid Sussex District Council mapping of SSSI, SNCI, Flood areas, Ancient Woodland, Balcombe Parish Plan area

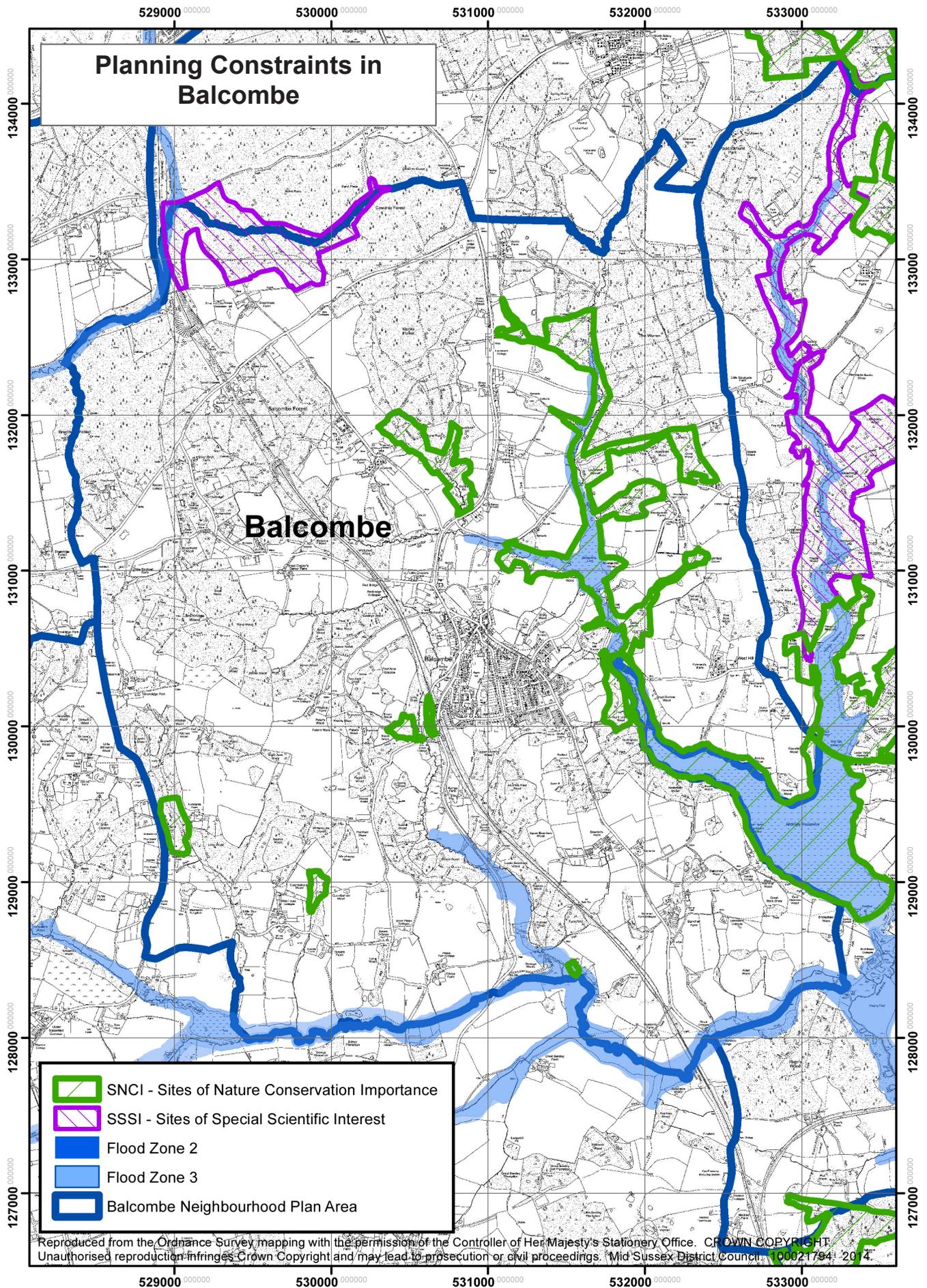
2011 Census

Appendix B

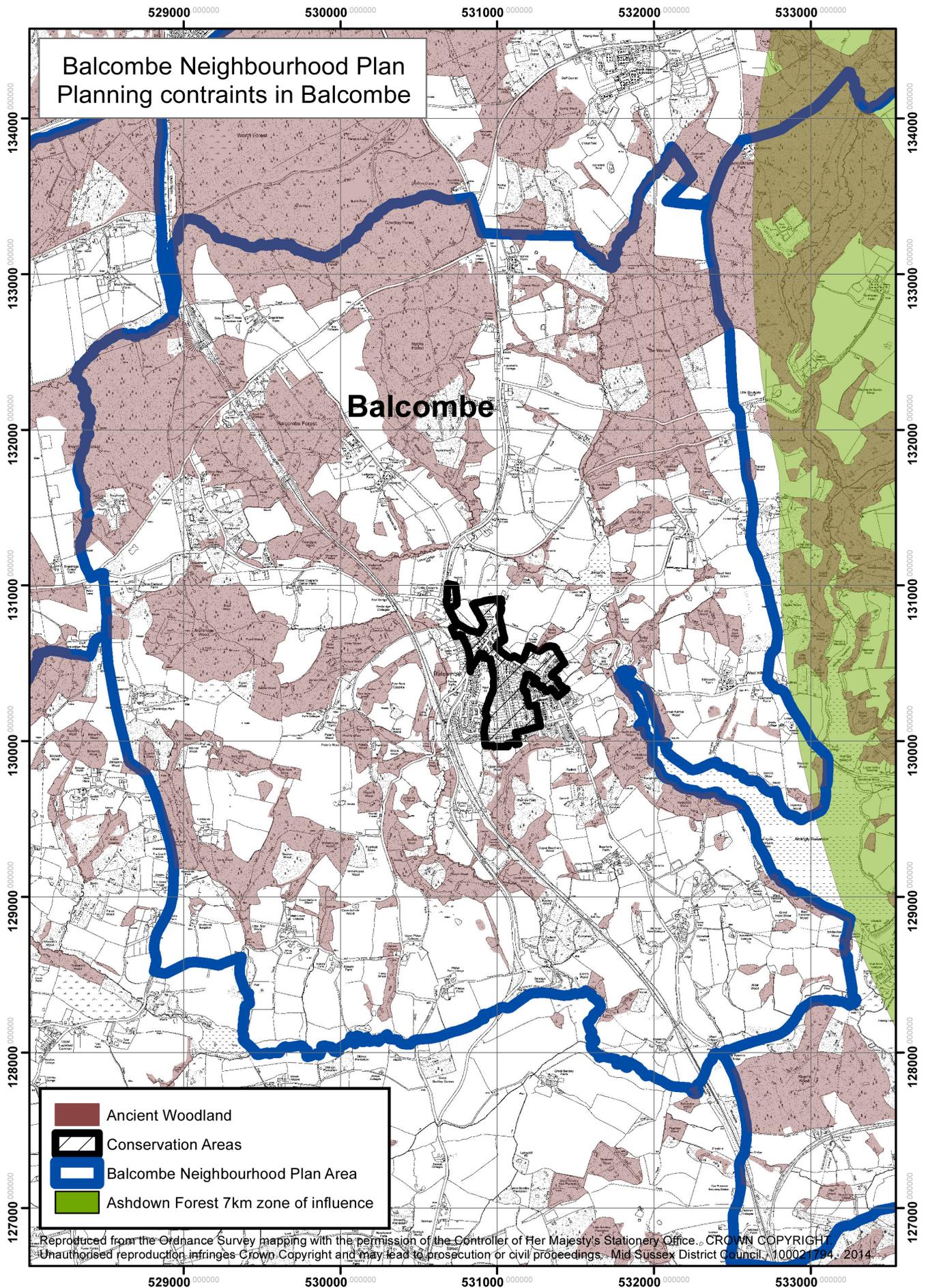
APPENDIX B: Summary of Responses from Consultees on Sustainability Objectives, March 2014

Date	Consultee	Comments	BPC response to comments
3 March 2014	High Weald Area of Outstanding Natural Beauty	The scoping report appears to make thorough and appropriate reference to the High Weald AONB and landscape and countryside matters generally. Additional indicators for natural beauty and countryside in addition to ancient woodland may be desirable and the Unit would be happy to discuss these further if appropriate (may include elements such as historic lanes, field boundaries, meadows etc). Landscape matters are therefore adequately covered by the scoping report and the Unit has no further comments.	No further action taken at this stage.
7 April 2014	West Sussex County Council	I acknowledge receipt of your consultation email of 7 th March 2014 and the March 2014 Scoping Report for the Balcombe Neighbourhood Plan Sustainability Appraisal. I thank you for inviting West Sussex County Council to comment and would advise that on this occasion there are no comments that we would wish to make.	No further action taken at this stage.
7 April 2014	Natural England	<p>The document appears to be a good start to the SA process, and we welcome the recognition and importance given to the natural environment. Just two points at this stage:</p> <p>SA Objective 1 relating to the countryside (page 11) is supported. One of the key issues is the extent to which development proposals succeed in protecting and enhancing the character of the countryside. This can be assessed with reference to the Landscape Character Assessment of designated and other landscapes, and the use of some form of Landscape and Visual Impact Assessment, in considering proposals. Monitoring the outcome of development management decisions is an effective way of understanding whether the plan's objectives are being delivered and the effectiveness of its policies.</p> <p>SA Objective 4 relating to the biodiversity (page 11) is also supported. The indicators listed are fine for baseline data and long term monitoring, however (for the reasons listed above), monitoring the outcome of planning decisions is important.</p> <p>Due to the current pressure of consultations on land-use plans, I have not been able to spend the time I would have wished reviewing and commenting on your Scoping Report. Nevertheless, I hope you find these brief comments helpful.</p>	<p>Include a Landscape and Visual Impact Assessment as part of the planning process.</p> <p>Monitor planning decisions carefully.</p>
	English Heritage	Acknowledgement of receipt only	
	Environment Agency	Acknowledgment of receipt only	
	Mid Sussex DC	Support and assistance in the wording and structure of the original Scoping Report so no further comments on the final document.	

Appendix C: Areas of SSSI, SSNI and the Flood Zone



Appendix D: Village Conservation Area & Ancient Woodland



Appendix E: Individual Site Assessments (June 2014)

APPENDIX E: Individual Site Assessments (June 2014) Before community consultation or discussions with local land owners

Site Assessment versus Sustainability Objectives									
Site Option	1 - Protect & enhance countryside/rural setting	2 - Reduce impact of traffic	3 - Enhance the centre of the village	4 - Protect & enhance biodiversity, wildlife	5 - Increase energy efficiency & renewables	6 - Promote community spirit/facilities	7 - Protect village assets	8 - Genuine housing need with local connections can live in village	9 - Encourage community to use local businesses
F Balcombe House 1	✓✓	✓✓	✓✓	0	0	✓✓	✓✓	0	✓✓
A Balcombe House 2	✓	✓✓	✓✓	0	0	✓✓	✓✓	0	✓✓
Q Balcombe House 3	0	✓	x	0	0	✓	0	0	✓✓
B Vintens Tip	0	0	0	0	0	x	0	0	0
B Vintens Glasshouses	x	0	0	xx	0	x	0	0	0
O Vintens Field	xx	x	0	xx	0	xx	x	0	0
C Lake View Field	xx	0	xx	xx	0	✓	0	0	✓✓
H Bagpiths Field	xx	✓	xx	xx	0	✓	0	0	✓✓
D Barnfield	x	✓	0	xx	0	0	0	0	0
J Nursery Field	x	✓	0	xx	0	0	0	0	0
J Allotments	0	✓	0	xx	0	0	xx	0	0
I Barn Meadow Triangle	✓	0	0	xx	0	0	0	0	0
S Bull Field	xx	x	0	xx	0	x	xx	0	0
R Orchard House Field	0	0	0	xx	0	x	0	0	x
E Glebe Farm	✓	✓	0	x	0	x	0	0	x
K Walled Garden Lower	x	✓	x	xx	0	0	0	0	✓
K Walled Garden Field	x	✓	x	xx	0	0	0	0	✓
P Church Allotments	x	✓	x	x	0	0	xx	0	✓
N Stables Field	xx	0	0	xx	0	x	0	0	0
L Station Field	xx	✓✓	0	0	0	0	0	0	0
G Station Nursery	✓	✓	✓	x	0	✓	✓	0	✓
The Balcombe House 1 and 2 sites and the Station Nursery are the most sustainable sites.									
Recommendations and Mitigation Measures:									
Overall Conclusion:									

Appendix F: Shortlisted Site Assessments

Shortlisted Site Assessments following Community Consultation in Dec 2014 & Discussions with Local Land Owners

Site Assessment versus Sustainability Objectives – December 2014

Site Option	1 - Protect & enhance countryside/rural setting	2 - Reduce impact of traffic	3 - Enhance the centre of the village	4 - Protect & enhance biodiversity, wildlife	5 - Increase energy efficiency & renewables	6 - Promote community spirit/facilities	7 - Protect village assets	8 - Genuine housing need with local connections can live in village	9 - Encourage community to use local businesses
F Rectory Gardens	✓✓	0	✓✓	0	0	✓✓	✓✓	0	✓✓
A Balcombe House Gardens	✓	0	✓✓	0	0	✓✓	✓✓	0	✓✓
Q Church Woods	xx	x	x	x	0	✓	0	0	✓✓
B2 Vintens Glasshouses	x	0	0	xx	0	x	0	0	0
D Barn Field	x	✓✓	0	xx	0	✓	✓	0	0
G Land North of Station House	✓	✓	✓	x	0	✓✓	✓✓	0	✓✓

Recommendations and Mitigation Measures:

Sites A, F, Q

Whilst originally it was felt that sites A, F and Q were positive in terms of reducing the impact of traffic in the village because of the inclusion of a village centre carpark in the plans our community consultation suggests that residents are concerned about more traffic on an already very busy stretch of the Haywards Heath Road, particularly at school pick up and drop off times. There is concern about access to these sites hence the change in ratings to neutral.

There was also particular concern about the effect that development on site Q would have to the look and feel of the approach to the village and so it has not been allocated.

Site D

Plans for the site have been amended following discussion with the Parish Council so that houses would be built at right angles to the road and lower down the slope so as to preserve the view over open countryside for the houses opposite.

The allotments, local pond and trees will be preserved on site with a footpath linking the site to the local network of footpaths. Traffic calming on the Haywards Heath Rd will be a required element of this development. The site is within easy walking distance of the train station, nursery school, tennis courts and within walking distance of the village centre, primary school and church.

Site G

This site is ideally located close to the village centre and railway station. Although some tree felling will be necessary, many of the trees are Ash and may suffer from disease. It's not a particularly attractive part of the village and is widely supported as a suitable site by residents.

Overall Conclusion: Sites A, F, G and D will be allocated in the Neighbourhood Plan.

Important Note: Some sites have been renamed as they do not correspond precisely with the original boundaries.

	Now	Was
A	Balcombe House Gardens	Balcombe House 2
F	Rectory Gardens	Balcombe House 1
Q	Church Woods	Balcombe House 3
D	Barn Field	Barn Field
G	Land North of Station House	Station Nursery
B2	Vintens Glasshouses	Vintens Glasshouses