



HABITATS REGULATIONS ASSESSMENT

**SCOPING REPORT
for Mid Sussex District Council
Core Strategy Pre-Submission Document**

JANUARY 2008



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Abbreviations

AA	Appropriate Assessment
APIS	Air Pollution Information System
CP	Core Policy
DC	District Council
DCLG	Department for Communities and Local Government
EU	European Union
GIS	Geographical Information Systems
HRA	Habitats Regulations Assessment
IROPI	Imperative Reasons of Overriding Public Interest
NO _x	Nitrogen Oxides
O ₃	Ozone
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SPA	Special Protection Area

Executive Summary

E.1 Introduction

This report has been prepared on behalf of Mid Sussex District Council (DC) and follows the Screening Report produced by the Council and the Screening Opinion provided by Natural England, both in July 2007. It considers the 49 Core Policies in the Pre-Submission Core Strategy document and the changes that they may cause that may be relevant to the two European sites deemed to be at risk (Ashdown Forest SAC and Ashdown Forest SPA). This involves estimating likely magnitude, duration, location and extent of effects. The Screening Report revealed potential significant and uncertain effects on these sites as a result of the Plan, and so full assessment under the Habitats Regulations is required. The scope and method of the appropriate assessment process and consultation period with Natural England are described in this Report.

E.2 Findings

In consultation with Natural England, it is Mid Sussex DC's opinion that there is uncertainty about the Core Strategy's impacts in terms of recreational disturbance and air pollution on the Ashdown Forest SAC and SPA, and therefore in accordance with the precautionary principle **the Core Strategy will require full appropriate assessment** under the Habitats Regulations in order to ascertain whether or not it will lead to significant adverse effects on site integrity, either alone or in combination with other plans or projects. The effects potentially arising from the plan are listed in Table E.1.

Table E.1: Core Policies having a potentially significant effect on the Ashdown Forest SPA/SAC.

Policy in question	Nature of effect
CP1 – Locational Principles for New Homes	Major housing development in Burgess Hill, East Grinstead, Haywards Heath and surrounding rural villages is likely to increase air pollution and recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations.
CP2 – Broad Locations for New Homes	Provision for 14,995 new homes in Mid Sussex is likely to increase air pollution and recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations.
CP4 – New Business Development	New business development in Burgess Hill, East Grinstead, Haywards Heath and surrounding areas could affect air quality at the Ashdown Forest through increased traffic flows.

CP5 – Tourism	New tourism related development in both urban and rural areas is likely to encourage more visitors to the Ashdown Forest, thus increasing recreational disturbance.
CP6 – Retail Hierarchy	Development of major retail uses to serve the three main towns and surrounding villages could affect air quality at the Ashdown Forest through increased traffic flows.
CP11 – Broad Locations in and around Burgess Hill	Development of up to 4,500 new homes in and around Burgess Hill could increase recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations. It is uncertain at this stage whether additional housing in Burgess Hill will lead to this effect, but in accordance with the precautionary principle the effect has been screened in pending the outcome of further investigation into existing visitor surveys, which will seek to establish the number of visitors to the Ashdown Forest originating from the Burgess Hill area.
CP20 – Broad Locations in East Grinstead	Development of up to 3,500 new homes in East Grinstead is likely to increase air pollution and recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations.
CP21 – New Employment in East Grinstead	Development of approximately 89,000 sqm of floorspace in East Grinstead for future employment use could affect air quality at the Ashdown Forest through increased traffic flows.
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Development of up to 3,500 new homes in and around Haywards Heath/ Lindfield is likely to increase recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations. It is uncertain at this stage whether additional housing in Haywards Heath will lead to this effect, but in accordance with the precautionary principle the effect has been screened in pending the outcome of further investigation into existing visitor surveys, which will seek to establish the number of visitors to the Ashdown Forest originating from the Haywards Heath area.
CP46 – Managing Under-provision at East Grinstead	A contingency policy that ensures development of 1,500 new homes in East Grinstead together with a comprehensive transport package in the case of under-provision in the town is likely to increase air pollution and recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations.
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	A contingency policy that ensures development of 1,500 new homes in East Grinstead together with a comprehensive transport package in the case of under-provision in the town is likely to increase air pollution and recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations.

E.3 Consultation Arrangements

This report is open to consultation with key stakeholders between 24th January 2008 and 19th March 2008.

All responses to the consultation should be sent to:

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Haywards Heath
West Sussex
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In responding to consultation, Mid Sussex District Council would be grateful if respondents could pay regard to the questions provided within Chapter 5 of the main report.

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1 Introduction

1.1 Background

Mid Sussex District Council (DC) is undertaking a Habitats Regulations Assessment (HRA) of its emerging Core Strategy. A Screening Report has already been produced by the Council, indicating that whilst no significant effects are expected regarding Castle Hill (SAC), Lewes Downs (SAC) and Mole Gap to Reigate Escarpment (SAC), there is a risk that the Strategy will have significant impacts on the European nature conservation interests of Ashdown Forest SPA and SAC.

1.2 Purpose of this Report

This report addresses the scoping phase of Habitats Regulations Assessment to complement the existing Screening Report. It considers the 49 Core Policies of the Pre-Submission Core Strategy and the changes they may cause that may be relevant to the two European sites. This will involve an estimation of the likely magnitude, duration, location and extent of effects of the changes as far as they may reasonably be predicted at this stage.

The outputs of the report include information in relation to:

- ▶ The Habitats Regulations Assessment process (Section 1.3);
- ▶ The plan in question (Section 1.4 and **Appendix I**);
- ▶ Evidence gathering in relation to the European sites (Chapter 2 and **Appendix II**);
- ▶ Identification of other relevant plans and projects with the potential to affect the sites (Chapter 3 and **Appendix III**); and
- ▶ The HRA methodology and next stages in the HRA process (Chapters 4 and 5).

1.3 Habitats Regulations Assessment of Land Use Plans

The application of Habitats Regulations Assessment to land use plans in the UK is a relatively new practice that derives from an October 2005 European Court of Justice Ruling on the transposition of European Union Directive 92/43/EEC *on the conservation of natural habitats and of wild fauna and flora* (the Habitats Directive). The ruling found that the Conservation (Natural Habitats, &c.) Regulations (1994) failed to correctly implement the intention of the

Habitats Directive in that it only required the application of HRA to projects, as opposed to plans and programmes¹.

Consequently, HRA must be applied to all Local Development Documents in England and Wales. HRA aims to assess the potential effects of a land use plan against the conservation objectives of any sites designated for their nature conservation importance as part of a system known collectively as the Natura 2000 network of European sites.

European sites provide ecological infrastructure for the protection of sites which are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the Habitats Directive) and Special Protection Areas (SPAs, designated under European Union Directive 79/409/EEC *on the conservation of wild birds* (the Birds Directive)). Meanwhile, Government policy (PPS9 (ODPM, 2005a) and Circular 06/05 (ODPM, 2005b)) recommends that Ramsar sites (UNESCO, 1971) are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.

Under Article 6(3) of the Habitats Directive, the assessment must determine whether or not a plan will adversely affect the integrity of the European site(s) concerned. Where negative effects are identified, the process should consider alternatives to the proposed actions and explore mitigation opportunities. If it is impossible to avoid or remove the perceived adverse effect, the plan-makers must demonstrate, under the conditions of Article 6(4) of the Habitats Directive, that there are Imperative Reasons of Overriding Public Interest to continue with the proposal. This is widely perceived as an undesirable position and should be avoided if at all possible.

1.4 Background to the Plan

The Mid Sussex Core Strategy is a Local Development Document which will set out the Council's Vision for the spatial development of the District over the period to 2026, taking into account a wide range of policy areas and development issues. These include general policies relating to the built and natural environment, sustainable resources, biodiversity, employment, infrastructure and transport, and more specific policies such as the number of new homes that will need to be provided in the District over the plan period. The aim of the Mid Sussex Core Strategy is to ensure that Mid Sussex will remain a desirable place in which to live, work and visit and will continue to offer a high quality of life within a thriving and attractive area. The Core Strategy is a strategic level document which aims to bring together the plans of other bodies which have an impact on the development of the District, for example, water companies, schools and the NHS.

¹ The Regulations have been revised as a result of the ruling and currently exist as the Conservation (Natural Habitats &c) (Amendment) Regulations (2007) (the Habitats Regulations).

1.4.1 Core Strategy Objectives

In light of the characteristics of Mid Sussex and the issues, problems and challenges it faces, a number of strategic planning objectives have evolved. These are set out below.

Locational Objective

1. To maximise opportunities for re-using previously developed land in urban areas and to plan for new development in the most sustainable locations.

Environment Objective

2. To protect and enhance:
 - the landscape character of the area, especially those areas specially designated for their landscape quality such as the South Downs AONB and the High Weald AONB;
 - the biodiversity of the area, in particular the priority habitats and species identified as being important to Sussex in the Biodiversity Action Plan;
 - the local distinctiveness of Mid Sussex; in particular its settlement pattern and its varied and historic character; and
 - the natural resources of Mid Sussex.

Economic Objective

3. To ensure continued sustainable economic growth in Mid Sussex by;
 - retaining and attracting high value-added businesses to Mid Sussex;
 - working in partnership with other bodies to improve workforce skills and match them with those required by local businesses;
 - encouraging sustainable tourism which contributes to the local economy and promotes the attractiveness of Mid Sussex as a place to visit;
 - delivering attractive, vibrant and competitive town centres that meet the economic, social and cultural aspirations of the community; which are well designed using distinctive modern architecture and providing high quality public spaces; and
 - securing a range of sustainable shopping opportunities that improve the vitality of the District's town centres, enabling them to complement each other and to better compete with the larger regional centres; and to enable the villages to provide essential services to rural areas.

Social Objective

4. To deliver the homes and accommodation required by the South East Plan and its Partial Review; and to ensure that a suitable mix of size, type, tenure and affordability of housing is achieved to meet the needs of the area, and to promote social inclusion.

Infrastructure Objective

5. To ensure that new development is supported by necessary, appropriate and timely infrastructure provision to benefit both the development and the wider community of Mid Sussex. This provision should include:
 - facilities and services that assist in addressing existing infrastructure deficiencies within Mid Sussex; and

- appropriately located and designed community facilities and public services, including those provided by the voluntary sector; to improve access to health facilities; to enable increased support for older people and to ensure that facilities and services are accessible to everyone who needs them.

Transport Objective

6. To promote a choice of ways to access new development; to promote alternative modes of transport to the private car; to improve provision for walking and cycling; to enhance the existing transport network; to improve public transport capacity and infrastructure; to improve the visual appearance and functionality of the District's railway stations, and to promote the efficient and safe movement of traffic within and through the District.

Climate Change Objective

7. To ensure that the District reduces locally contributing causes of climate change as well as ensuring that development adapts to its impacts, including the avoidance of development within areas of flood risk.

Cultural Objective

8. To encourage healthy, fulfilled and balanced lifestyles by securing the provision of an appropriately located range of facilities and open spaces for cultural and recreational facilities to meet the diverse needs of the community throughout the District.

Design Objective

9. To promote high quality design, materials, construction, and safe, legible layouts that embody sustainability principles; to create an attractive and functional public realm; and to provide inclusive access for all; so that new development adds to the distinctive character and quality of Mid Sussex.

1.4.2 The geographic coverage of the plan

Mid Sussex is located within the County of West Sussex. It lies on the eastern edge of the County and shares boundaries with the Lewes and Wealden Districts in East Sussex to the east, Tandridge District in Surrey to the north, the city of Brighton and Hove to the south, Horsham District to the west and Crawley Borough to the north-west. Mid Sussex covers an area of some 33,400 hectares (approximately 128 square miles) and includes the three main towns of East Grinstead, Burgess Hill and Haywards Heath, set within a predominantly rural area with scattered villages and hamlets. Major road and rail links are features of the District bisecting the different areas and providing excellent accessibility to a variety of destinations, though generally speaking the north-south routes within the District are of better quality than the east-west routes. Gatwick airport lies just to the north-west of Mid Sussex and has an important influence on the District, attracting businesses, residents and visitors to the area.

In 2005, 129,000 people lived in 52,000 households giving an average household size of 2.48 persons per household. In 1981 the population was 112,941 and the number of homes 40,417, representing an increase of 14% in population and 28% in number of homes over the last 25 years. This growth is due to decreasing household sizes, the District's popularity as a place to live and its convenient location as a commuting zone for both London and the

Brighton coast. Some 60% of the current population live in the three main towns, with the remaining 40% living in the smaller villages and rural areas. The District has a reasonably balanced population in terms of age and gender, although there are fewer young adults and more middle-aged and elderly inhabitants than the national average.

1.4.3 Timescale over which the plan will be implemented

Mid Sussex District Council has been considering the issues and options for the Core Strategy since June 2004 and undertook a series of workshops in March 2006 to discuss the specific issue of options for strategic housing growth, based on the figures proposed in the South East Plan. In July 2006 a consultation paper on the strategic housing options was circulated to approximately 100 stakeholders (including statutory bodies, local groups and known developer interests), with a second consultation paper being issued at the end of August 2006 covering the options for the other policy areas of the Core Strategy. In November 2006 there was a stakeholder workshop held in Burgess Hill as part of the 'Burgess Hill – Visioning the Future' study by David Lock Associates. A workshop for the Haywards Heath area was held in July 2007, and a Rural Areas workshop was held in September 2007.

The views of stakeholders have informed the Core Policies detailed within the Core Strategy Pre-Submission document, which are due to be consulted on between 7th February and 20th March 2008. On completion of this consultation and a full HRA of the Pre-Submission document, the Council will select the chosen Option and prepare the final submission document for the Core Strategy, due for submission to the Secretary of State in 2009.

In planning for the next 20 years, Mid Sussex DC's policy framework must respond to national guidelines, be in conformity with the emerging South East Plan, and take account of the Regional Economic Strategy. By 2026 Mid Sussex should be a place where people of all ages and circumstances want to live, work and visit.

1.4.4 Likely key outcomes of the plan

The draft South East Plan allocates 14,100 dwellings to be built in Mid Sussex up to 2026, with an additional 855 houses planned to make up for the shortfall during 2001-2006. The Core Strategy proposes to distribute the new strategic housing allocations and most new employment provision to the towns of Burgess Hill (up to 4,500 new houses and 119,000sqm of floorspace for future employment use), East Grinstead (up to 3,500 houses and 89,000sqm floorspace) and Haywards Heath (up to 3,500 houses and 28,000sqm floorspace), with a contingency location identified adjacent to Crawley (up to 2,200 houses). It also proposes more limited housing provision at some villages and rural areas (up to 1,000 dwellings), although no decisions have been made at this stage as to where this should be.

The developments will include an appropriate housing mix and affordable housing, as well as provision of jobs, shops, cultural and recreational facilities, education, health and community facilities and other necessary infrastructure. The latter will include improvements to existing transport infrastructure, particularly to facilitate east-west movements across the District and to allow movement around and within the three main towns by public transport modes, as well as improvements to sewerage infrastructure. The developments will be located and designed to enable accessibility by all members of the community, and must facilitate the use of sustainable resources and minimise their carbon footprint. Environmental constraints and opportunities

will be taken into account, including improvements and extensions to areas designated for their nature conservation interest.

1.4.5 In combination effects with the wider south-east region

The South East Plan was identified in the Screening Report as likely to have an 'in combination' effect with the Mid Sussex Core Strategy. The Plan sets out new housing developments and road improvements in Local Authorities adjoining and close to Mid Sussex, including in Adur, Arun, Brighton and Hove, Chichester, Crawley, Horsham, Lewes, Sevenoaks, Tandridge, Tunbridge Wells, Worthing, and Wealden. These developments have the potential to increase air pollution in the Mid Sussex region, put a strain on water resources, and increase recreational pressure on the Ashdown Forest.

In light of this, the Mid Sussex Core Strategy must not be viewed as operating alone; policies and proposals outlined in the Core Strategies of many local authorities in Kent, East Sussex, West Sussex and Surrey have the potential to affect the Ashdown Forest SPA and SAC, either alone or in combination with other plans and projects. Section 3.3 outlines the relevant plans and projects that may have significant effects on the two European sites, and **Appendix III** illustrates the findings from the in combination assessment.

2 European Sites

2.1 Scope of the Study

European sites of nature conservation interest can be affected by land use plans in a number of different ways. These include the direct footprint of new development, the type of use the land will be put to (for example, a noise emitting use), the pollution a development generates and the resources it uses (during both construction and operation).

Best practice guidance on Habitats Regulations Assessment² (David Tyldesley and Associates (for English Nature) 2006)) suggests that all European sites within the area of coverage of a plan, together with all those within a 10km buffer zone should be considered as potential receptors for negative effects. In addition to these, other European sites further than 10km from the area of coverage of a plan may also be affected. As a result, the Screening Report identified sites within 15km of Mid Sussex's boundaries to reflect the fact that the South East region as a whole is already under considerable pressure in terms of water abstraction, air pollution and recreational impacts.

Whilst five European sites were identified as being close to the area covered by the plan, the Screening Report revealed there to be no risk of significant effects on the Castle Hill SAC, Lewes Downs SAC or Mole Gap to Reigate Escarpment SAC, either directly or in combination with other plans. This is largely to do with the distance of these sites from the Mid Sussex border, and the fact that roads close to the sites are not frequently used by Mid Sussex residents as strategic routes. A Screening Opinion from Natural England has confirmed that these three sites do not need to be considered any further. As a result, the appropriate assessment will be carried out for the Ashdown Forest SAC and SPA sites only (the location of which can be seen in Figure 2.1).

2.2 Site Description

An ecological description of the Ashdown Forest is shown in Box 1 below.

² Please note: this guidance was prepared for use with Regional Spatial strategies. Similar guidance is being prepared by David Tyldesley and Associates for Natural England in relation to LDDs, but is not yet available. In the absence of this document it has been agreed with Natural England and the Environment Agency that the guidance prepared for RSS and SRS is suitable for use with LDD.

Box 1: Site Description

Ashdown Forest is located in the High Weald of East Sussex in south-east England, where valley mires, heath and damp woodland have developed on soils derived from Hastings Sands (Lower Cretaceous). Once a royal hunting forest, reduced grazing has resulted in the accelerated development of woodland and encroachment of bracken over former heath. Nevertheless, some fine examples of heathland habitats remain, with humid or wet heath predominating (around 45% cover), dominated by heather *Calluna vulgaris*, Bell heather *Erica cinerea* and Cross-leaved Heath *E. tetralix* in the dampest conditions. Where drier heaths occur (around 15% cover) they are dominated by heather in association with gorse *Ulex europaeus* and dwarf gorse *U. minor*. Streamsides and mires add further variety (around 5% cover), with *Sphagnum* mosses, Cottongrass *Eriophorum* sp., Bog Asphodel *Narthecium ossifragum* and Round-leaved Sundew *Drosera rotundifolia* all characteristic plants. The woodlands (around 35% cover) are also varied, with birch *Betula* sp. typically establishing first over heath, followed by oak *Quercus robur*, Willow *Salix* sp. and Pine *Pinus* sp. in places, eventually forming dense and shaded areas with sparse ground flora.

Together with the nearby Wealden Heaths SPA and Thames Basin Heath SPA, Ashdown Forest forms part of a complex of heathlands in southern England that support breeding bird populations of European importance – in particular the nightjar *Caprimulgus europaeus* and the Dartford warbler *Sylvia undata*. Breeding birds of scrub and woodland are also associated with the varied mosaic of their respective habitats, distributed over the higher slopes and valleys of the High Weald.

2.3 Qualifying Features

The qualifying features of each site (that is, the reasons for which the sites were designated) are demonstrated in Table 2.1.

Table 2.1: Qualifying features of the Ashdown Forest SPA and SAC.

Site	Qualifying Feature	Listing
Ashdown Forest SPA	nightjar, 35 pairs representing 1% of the breeding population in Great Britain (Count, as at 1991 and 1992).	EC Birds Directive 1979: Annex I
	Dartford warbler, 20 pairs representing 1.3% of the breeding population in Great Britain (Count, as at 1994).	EC Birds Directive 1979: Annex I
Ashdown Forest SAC	Northern Atlantic wet heaths with <i>Erica tetralix</i> , for which this is considered to be one of the best areas in the United Kingdom.	EC Habitats Directive 1992: Annex I Habitat
	European dry heaths, for which this is considered to be one of the best areas in the United Kingdom.	EC Habitats Directive 1992: Annex I Habitat

Site	Qualifying Feature	Listing
	Great crested newt <i>Triturus cristatus</i> , for which the area is considered to support a significant presence.	EC Habitats Directive 1992: Annex II Species

2.4 Conservation Objectives

All SACs and SPAs have agreed nature conservation objectives, and progress towards these objectives can be taken as an indicator of favourable condition at the site. In the case of the Ashdown Forest, as the SPA and SAC have the same boundaries (shared also with the Ashdown Forest SSSI); the conservation objectives have been set for the Forest as a whole. These are shown in **Appendix II**.

2.5 Vulnerabilities and Opportunities

Every European site has distinctive characteristics that make it vulnerable to a variety of impact-inducing activities. Many sites, due to their location or condition, also offer various opportunities for improvement. The vulnerabilities and opportunities of the Ashdown Forest are shown in Table 2.2.

Table 2.2: *Vulnerabilities and opportunities in the Ashdown Forest.*

Vulnerabilities	Opportunities
<ul style="list-style-type: none"> • Lack of management. • Rapid succession from open heathland to woodland. • Lack of grazing – the optimum management for this site is grazing; however, only approximately 19% of the Forest is grazed. • Obstacles to grazing include public opposition to fencing, availability of graziers/suitable livestock, and constraints on dog-walkers. • The spread of scrub and invasive/non-native species such as bracken and rhododendron. • Lack of resources for scrub clearance, bracken mowing, etc., particularly in the ungrazed area. • The areas not under the Conservators remit tend not to be grazed and have varying degrees of conservation management. • Most of the recreation on the site is informal, 	<ul style="list-style-type: none"> • The majority of the site (including the grazed area) is managed sympathetically by the Conservators of Ashdown Forest, according to an agreed management plan. • The lack of grazing is now being addressed through a Grazing Strategy, including the need for fencing, constraints on dog walkers and other forms of informal recreation, and improved availability of appropriate stock. • Where possible, problems of intense recreation are being addressed through the Integrated Management Plan of the Conservators of Ashdown Forest and through a horse riding permit

Vulnerabilities	Opportunities
<p>such as walking and horse riding. However, in places the use is intense resulting in damage to rights of way and disturbance to the Forest.</p> <ul style="list-style-type: none">• Public access may also prevent expansion of the grazed area.• Possible long-term drying out of the site may take place due to borehole extraction and transpiration from an increase in vegetation cover.	<p>system.</p> <ul style="list-style-type: none">• Recent increased scrub clearance is likely to have a beneficial effect on wet heath.

Location of Mid Sussex District in relation to Ashdown Forest SPA and SAC

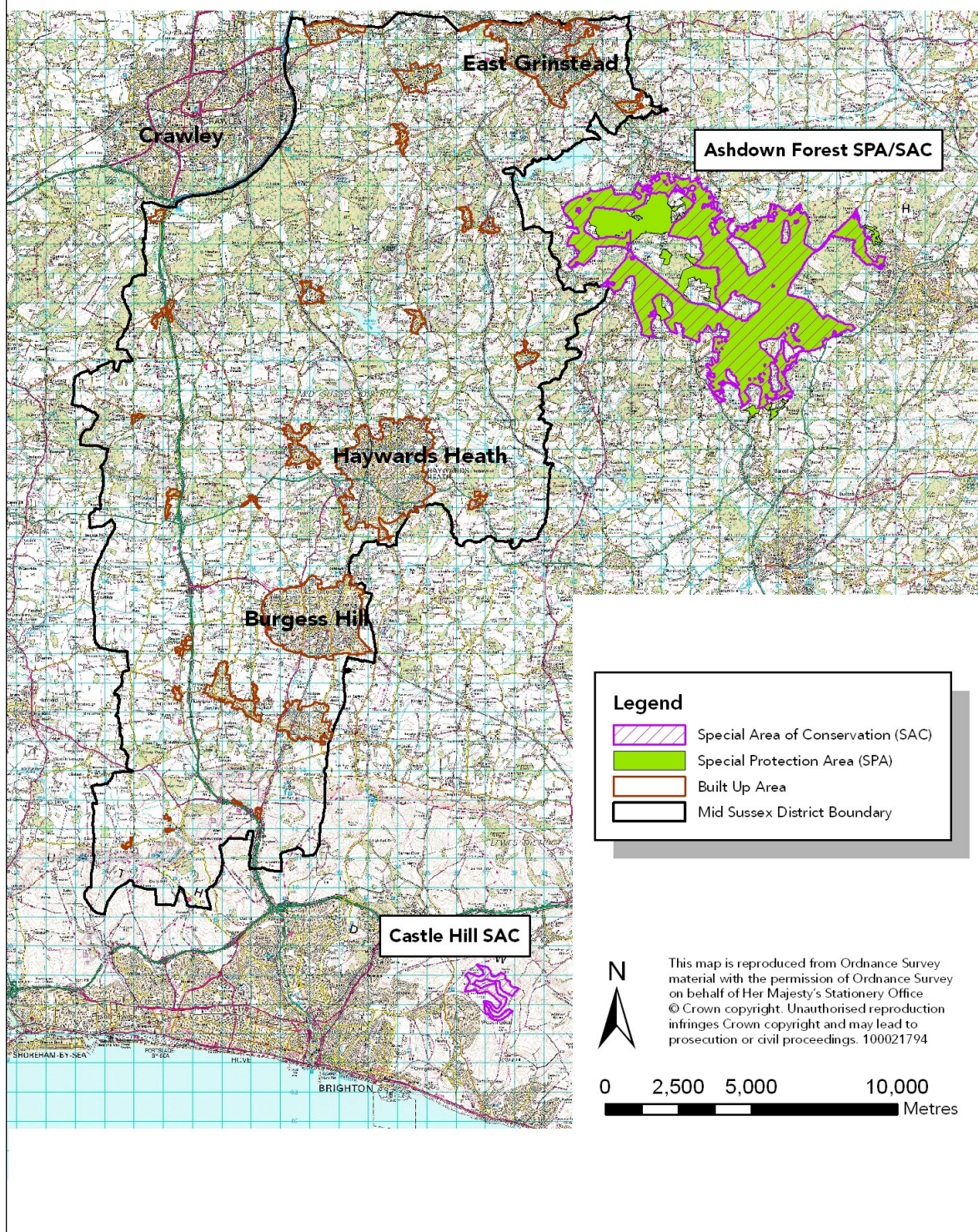


Figure 2.1: The Ashdown Forest SPA/SAC in relation to the Mid Sussex District.

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3 Effects of the Plan

3.1 Background

Section 1.4 described the aims, objectives and geographic coverage of the plan. This chapter will consider the various options available in order to achieve these aims and objectives and, acknowledging that the plan is not necessary to European site management, state whether or not they are likely to have significant adverse effects on site integrity, either alone or in combination with other plans or projects.

Site integrity can be described as follows (ODPM, 2005b):

"The integrity of a site is the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified."

3.2 Consideration of Effects

All 49 of the preferred options within the Core Strategy Pre-Submission Document, known as 'Core Policies' (see **Appendix I** for more detail) have been screened for potential effects on the two European sites in question. Core Policies can be sorted into one of nine categories which are listed below in Box 2. Table 3.1 illustrates the result of the screening process, where the numbers in each of the coloured cells correspond to a category listed in Box 2. In addition to the specific housing locations covered by Core Policies 13-17, 25-27 and 48-49 there are another 15 housing locations that were eliminated during the Sustainability Appraisal process; however these have also been screened for potential impacts as part of the HRA process in case any of the sites are re-visited as the Core Strategy develops. The assessment of these additional housing locations has been completed in the same way as for the Core Policies, and is shown in **Appendix VI**. (Other housing locations may yet come to the fore as the Core Strategy progresses and will have to be screened separately).

Box 2: Categories of policies (Source David Tyldesley and Associates (draft, 2006))

Reasons why proposal will have no effect on a European Site:

1. The policy will not itself lead to development (e.g. it relates to design or other qualitative criteria for development, or it is not a land use planning policy).

2. The policy makes provision for a quantum / type of development (and may or may not indicate one or more broad locations e.g. a district, town or suburb) but the location of the development is to be selected following consideration of options in lower tier plans.
3. No development could occur through this policy alone, because it is implemented through sub-ordinate policies which are more detailed and therefore more appropriate to assess for their effects on European sites and associated sensitive areas.
4. Concentration of development in urban areas will not affect European site and will help to steer development and land use change away from European sites and associated sensitive areas.
5. The policy will help to steer development away from European sites and associated sensitive areas, e.g. not developing in areas of flood risk or areas otherwise likely to be affected by climate change.
6. The policy is intended to protect the natural environment, including biodiversity.
7. The policy is intended to conserve or enhance the natural, built or historic environment, and enhancement measures will not be likely to have any effect on a European site.

Reason why proposal could have a potential effect:

8. The plan steers a quantum or type of development towards, or encourages development in, an area that includes a European site or an area where development may indirectly affect a European site.

Reason why proposal would be likely to have a significant effect:

9. The policy makes provision for a quantum, or kind of development that in the location(s) proposed would be likely to have a significant effect on a European site. The proposal must be subject to appropriate assessment to establish, in light of the site's conservation objectives, whether it can be ascertained that the proposal would not adversely affect the integrity of the site.

3.2.1 Effects of the plan alone

There were no policies or proposals of the draft plan that were considered likely to lead to significant adverse effects on site integrity **alone** because of the distance of the Ashdown Forest from the development sites.

3.2.2 Effects of the plan in combination

Table 3.2 outlines the Core Policies from the screening assessment which were deemed to have a potential or significant effect on a European site **in combination** with other plans or projects (those highlighted in amber on Table 3.1). These proposals require further assessment to ascertain the nature and significance of effects, in accordance with the precautionary principle.

Table 3.1: Screening Summary Matrix.

Core Policy No.	Ashdown Forest SPA	Ashdown Forest SAC	Core Policy No.	Ashdown Forest SPA	Ashdown Forest SAC	Core Policy No.	Ashdown Forest SPA	Ashdown Forest SAC	Core Policy No.	Ashdown Forest SPA	Ashdown Forest SAC
1	8	8	14	1, 4	1, 4	27	1, 4	1, 4	40	1	1
2	8	8	15	1, 4	1, 4	28	4	4	41	1	1
3	2	2	16	5	5	29	2	2	42	1	1
4	8	8	17	5	5	30	4	4	43	1	1
5	8	8	18	4	4	31	2, 7	2, 7	44	1	1
6	8	8	19	2	2	32	1	1	45	1	1
7	4	4	20	8	8	33	1	1	46	8	8
8	2	2	21	8	8	34	2	2	47	4	4
9	1	1	22	2	2	35	6	6	48	8	8
10	3	3	23	8	8	36	6	6	49	4	4
11	8	8	24	1, 4	1, 4	37	2	2			
12	1, 4	1, 4	25	1, 4	1, 4	38	1	1			
13	1, 4	1, 4	26	1, 4	1, 4	39	1	1			
	Policy will have no adverse effect on a European Site.								The numbers listed in Table 3.1 correspond to the category numbers explained in Box 2.		
	Policy could have a potential effect on a European Site, either alone or in combination.										
	Policy is likely to have a significant effect on a European Site, either alone or in combination.										

Note: Core Policies 13-17 and 25-27 have been screened out as having no effect on Ashdown Forest because they relate to the extent and design of development proposed in Core Policies 11 and 23.

Table 3.2: Core Policies having a potentially significant effect on the Ashdown Forest SPA/SAC, particularly in combination with other plans and projects

Policy in question	Nature of effect
CP1 – Locational Principles for New Homes	Major housing development in Burgess Hill, East Grinstead, Haywards Heath and surrounding rural villages is likely to increase air pollution and recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations.
CP2 – Broad Locations for New Homes	Provision for 14,995 new homes in Mid Sussex is likely to increase air pollution and recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations.
CP4 – New Business Development	New business development in Burgess Hill, East Grinstead, Haywards Heath and surrounding areas could affect air quality at the Ashdown Forest through increased traffic flows.
CP5 – Tourism	New tourism related development in both urban and rural areas is likely to encourage more visitors to the Ashdown Forest, thus increasing recreational disturbance.
CP6 – Retail Hierarchy	Development of major retail uses to serve the three main towns and surrounding villages could affect air quality at the Ashdown Forest through increased traffic flows.
CP11 – Broad Locations in and around Burgess Hill	Development of up to 4,500 new homes in and around Burgess Hill could increase recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations. It is uncertain at this stage whether additional housing in Burgess Hill will lead to this effect, but in accordance with the precautionary principle the effect has been screened-in pending the outcome of further investigation into existing visitor surveys, which will seek to establish the number of visitors to the Ashdown Forest originating from the Burgess Hill area.
CP20 – Broad Locations in East Grinstead	Development of up to 3,500 new homes in East Grinstead is likely to increase air pollution and recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations.
CP21 – New Employment in East Grinstead	Development of approximately 89,000 sqm of floorspace in East Grinstead for future employment use could affect air quality at the Ashdown Forest through increased traffic flows.
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Development of up to 3,500 new homes in and around Haywards Heath/ Lindfield is likely to increase recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations. It is uncertain at this stage whether additional housing in Haywards Heath will lead to this effect, but in accordance with the precautionary principle the effect has been screened-in pending the outcome of further

Policy in question	Nature of effect
	investigation into existing visitor surveys, which will seek to establish the number of visitors to the Ashdown Forest originating from the Haywards Heath area.
CP46 – Managing Under-provision at East Grinstead	A contingency policy that ensures development of 1,500 new homes in East Grinstead together with a comprehensive transport package in the case of under-provision in the town is likely to increase air pollution and recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations.
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	A contingency policy that ensures development of 1,500 new homes in East Grinstead together with a comprehensive transport package in the case of under-provision in the town is likely to increase air pollution and recreational disturbance pressures on the Ashdown Forest, with impacts on vegetation and bird populations.

3.3 In Combination Test

Other plans and projects being implemented or prepared for in the area may also have the potential to cause negative effects on the integrity of European sites. These effects may be exacerbated when experienced in combination with the effects of the plan in question, possibly leading an insignificant effect to become significant. It is therefore important to consider what effects the plan could have in combination with other plans and projects. The following plans and projects have been considered in combination with the plan being assessed to determine whether in combination effects are likely:

- ▶ Brighton and Hove Core Strategy (undergoing revision of Preferred Options)
- ▶ Burgess Hill Town Centre Master Plan (adopted 2006)
- ▶ Crawley Core Strategy (adopted 2007)
- ▶ Cultural Strategy for East Sussex County Council (adopted)
- ▶ East Grinstead Strategic Development AAP (undergoing preparation of Submission Document)
- ▶ East Sussex and Brighton & Hove Minerals Local Plan (adopted 1999, under revision)
- ▶ East Sussex and Brighton & Hove Waste Local Plan (adopted 2006, under revision)
- ▶ Gatwick Airport Interim Master Plan (adopted 2006)
- ▶ Horsham Core Strategy (adopted 2007)
- ▶ Joint AAP for the Strategic Development Location West and North West of Crawley (undergoing preparation of submission draft)
- ▶ Kent Minerals Local Plan (adopted 1993, under revision)
- ▶ Kent Waste Local Plan (adopted 1998, under revision)
- ▶ Lewes Core Strategy (undergoing review of Preferred Options)
- ▶ Local Transport Plan for East Sussex (adopted 2007)
- ▶ Mid Sussex Small Scale Housing Allocations Document (due for adoption in 2008)
- ▶ Redhill Town Centre AAP (undergoing consultation of Preferred Options)
- ▶ Regional Economic Strategy for the South East (adopted 2007)
- ▶ Reigate and Banstead Core Strategy (undergoing consultation on submission draft)
- ▶ Rother Core Strategy (undergoing development of Preferred Options)
- ▶ Sevenoaks Core Strategy (undergoing preparation of submission draft)
- ▶ South East Plan (adopted 2007)
- ▶ Strategy for the Gatwick Sub-Region (adopted 2005)
- ▶ Surrey Local Transport Plan (adopted 2006)
- ▶ Surrey Minerals Local Plan (adopted 1993, under revision)
- ▶ Surrey Waste Local Plan (adopted 1997, under revision)
- ▶ Tandridge Core Strategy (undergoing consultation on submission draft)
- ▶ Tonbridge and Malling Core Strategy (adopted 2007)

- ▶ Tonbridge Central AAP (due for adoption in 2008)
- ▶ Transport Plan for West Sussex (adopted 2007)
- ▶ Tunbridge Wells Core Strategy (undergoing development of Preferred Options)
- ▶ Visitor Strategy for West Sussex (adopted 2005)
- ▶ Wealden Core Strategy (undergoing development of Preferred Options)
- ▶ West Sussex Minerals Local Plan (adopted 2004, under revision)
- ▶ West Sussex Waste Local Plan (adopted 2004, under revision)

Core Policies 1, 2, 4, 5, 6, 11, 20, 21, 23, 46 and 48 of the draft plan are considered likely to lead to significant adverse effects on site integrity in combination with nine of the other known plans and projects, and these are short-listed below. See **Appendix III** for an illustration of how these results were derived.

- ▶ Burgess Hill Town Centre Master Plan
- ▶ Crawley Core Strategy
- ▶ East Grinstead Strategic Development AAP
- ▶ East Sussex and Brighton & Hove Waste Local Plan
- ▶ Gatwick Airport Interim Master Plan
- ▶ Mid Sussex Small Scale Housing Allocations Document
- ▶ South East Plan
- ▶ Tunbridge Wells Core Strategy
- ▶ Wealden Core Strategy

3.4 Possible Impacts

The Core Policies identified in sections 3.2 and 3.3 as likely to adversely impact on the Ashdown Forest SPA/SAC (in combination with other plans and projects), are expected to affect the site in terms of recreational disturbance/damage and air pollution. This is because the policies either involve housing development within 15km of the site, which is likely to increase visitor numbers to the Ashdown Forest, or other commercial/retail/residential development that is likely to increase both traffic flow and energy consumption in the area, leading to an increase in air pollution at the site. Possible long-term drying out of the site as a result of borehole extraction was mentioned as a vulnerability of the Forest (Section 2.5), however Natural England have stated that water resources should not be an issue given the hydrology of the area (Section 4.5 and Appendix IV), and so this impact has not been considered further.

3.4.1 Recreational Disturbance

The Ashdown Forest is designated as a SPA because of its populations of Dartford warbler and nightjar. Studies by Langston *et al.* (2007), Liley and Clarke (2003), and Murison (2002)

investigated the effect of disturbance on the nightjar on heaths in Dorset, finding that breeding success of nightjars is significantly lower close to paths, and that proximity to housing has a negative relationship with the size of the population (Langston *et al.*, 2007). The most common cause of breeding failure for this ground-nesting species was due to daytime predation of eggs when disturbance caused an incubating bird to leave the nest. Similarly, the study by Murison *et al.* (2007) revealed that for Dartford warblers on Dorset heathland, disturbance also reduced breeding activity, particularly so in heather-dominated territories (like that of the Ashdown Forest). Birds in heavily disturbed areas (e.g. close to access points and car parks) delayed the start of their breeding by up to six weeks, preventing multiple broods and so reducing annual productivity. Most of this disturbance was found to come from dog-walkers as a result of dogs being encouraged to run through the vegetation after sticks.

The heathland vegetation itself may also be negatively affected by recreational disturbance as a result of trampling, or because an increase in visitor numbers could make grazing (which prevents habitat succession from heathland to woodland) more difficult to manage. The Forest's great crested newt population could be affected by disturbance of breeding ponds by humans and dogs, whilst in addition fire and dumping of litter (which are more likely to occur with more visitors) may affect the quality and abundance of the Forest's flora and fauna.

In 2004-05, a tourist survey of the Ashdown Forest was carried out by Tourism South East on behalf of Wealden District Council. The survey revealed that 29% of those interviewed were local residents of the Ashdown Forest area, and that 61% were day visitors from elsewhere in the region – mainly from Kent, East Sussex and West Sussex. No figures were given for people originating from Haywards Heath or Burgess Hill and, despite the close proximity, only three individuals had travelled from East Grinstead.

Despite this, it has been estimated that Ashdown Forest receives around 500,000 to 1,000,000 visitors each year, whilst the survey revealed that the 591 people who took part in interviews were accompanied by 65 dogs (see **Appendix V** for more detail on the survey). The planned development of 14,995 new homes in Mid Sussex – an area within 15km (and in the case of East Grinstead within 5km) of Ashdown Forest – is therefore likely to increase the number of people and dogs visiting the site, and as a result add to disturbance of the nightjar and Dartford warbler populations.

3.4.2 Air Pollution

An increase in traffic flow and energy consumption in Mid Sussex as a result of the development of 14,995 new houses and new retail and commercial outlets could lead to increased air pollution in the Forest area. The Mid Sussex Core Strategy also contains plans to develop a relief road to the west of East Grinstead which may result in the A22 (which passes through Ashdown Forest) becoming a more attractive route for traffic. An increase in polluting emissions close to and within the Forest could affect habitats and species that are sensitive to air quality, for example the dry heath in the Forest supports important lichen assemblages, including species such as juvenile podetia *Pycnothelia papillaria* which are highly susceptible to air pollution.

The prime air pollution concerns for heathlands and sub-arctic scrub habitats in the UK are nitrogen deposition and ozone, whilst birds that are dependent on foliage-dwelling

invertebrates are susceptible to acid deposition (UK APIS, 2008). Nitrogen deposition consists of the input of nitrogen oxide (NO_x) (and sometimes ammonia) emissions from the atmosphere to the biosphere, and is caused primarily by road traffic, as well as energy generation and industrial combustion. Nitrogen deposition can cause direct damage to heather, mosses, liverworts and lichens, as well as other plant species, because of their sensitivity to additional atmospheric nitrogen inputs, whilst deposition can also lead to long term compositional changes in vegetation. For example a marked decline in heather and an increased dominance of grasses have been observed throughout the Netherlands and also in the East Anglian Brecklands. Ozone (O₃) is produced by photochemical reactions between NO_x and volatile organic compounds (which include various hydrocarbons) in the air. It is generated mainly by fossil fuel combustion, and results in foliage damage, changes to vegetation composition, and toxicity to wildlife at high levels.

Acid deposition is caused by nitrogen oxides (or sometimes sulphur dioxide) reacting with rainwater/cloudwater to form nitric (or sulphuric) acid. Both wet and dry acid deposition has been implicated in the damage and destruction of vegetation (heather, mosses, liverworts and lichens are particularly susceptible to cell membrane damage due to excessive pollutant levels) and in the degradation of soils and watercourses (including acidification and reduced microbial activity) (SEERA, 2006). Studies by Pyatt *et al.* (1998) and Drent and Woldendorp (1989) have demonstrated that anthropogenic acid deposition can also significantly reduce levels of available calcium in soil and consequently increase the incidence of eggshell defects in small birds. Chamberlin *et al.* (2000) found that birds that are dependent on foliage-dwelling invertebrates are the most likely to be affected by acid deposition, though no studies have been carried out on the nightjar or the Dartford warbler.

According to the Air Pollution Information System (APIS), for lowland heathland on the Ashdown Forest: acid deposition is over twice the critical load; ozone exceeds the critical level by almost two thirds; and whilst nitrogen deposition is within the critical load range, it is close to the upper limit for European dry heath species (including heather, bell heather, dwarf gorse and juvenile podetia). Any increase in emissions in the Mid Sussex area is likely to further impact on heathland and bird species in the Ashdown Forest.

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4 Scope and Methodology

4.1 Introduction

Guidance on Habitats Regulations Assessment has been published in draft form by Government (DCLG, 2006). This draws on advice from a range of experts as well as European Union guidance (EC, 2001) regarding methodology for appropriate assessment of plans.

The guidance recognises that there is no statutory method for undertaking Habitats Regulations Assessment and that the adopted method must be *appropriate* to its purpose under the Habitats Directive and Regulations; this concept is the reason why HRA is also often referred to as appropriate assessment. The guidance identifies three stages to the HRA process:

- ▶ AA1: Likely Significant Effects
- ▶ AA2: Appropriate Assessment and Ascertaining the Effect on Integrity
- ▶ AA3: Mitigation Measures and Alternative Solutions

Where stage AA3 cannot produce alternative solutions or mitigation to remove or reduce adverse effects to insignificant levels, there may be a need to explore Imperative Reasons of Overriding Public Interest (IROPI). This is discouraged by the Department for Communities and Local Government (DCLG). The three stages collectively make up Habitats Regulations Assessment, while Stage AA2 is the point at which appropriate assessment of the plan is carried out if the evidence points to a need for such an assessment.

Natural England (formerly English Nature) has produced more prescriptive draft guidance on the assessment on Regional Spatial Strategies (RSS) and sub-regional strategies (David Tyldesley and Associates (for English Nature, 2006)) under the provisions of the Habitats Regulations 2007. This introduces the concept of a stepped approach to the assessment process and fits within the framework of the three stages identified by DCLG. Whilst the guidance has been written for RSS similar guidance, drawing on the same principles, is being prepared for Development Plan Documents. Table 4.1 illustrates how the two approaches can be operated as one integrated methodology to achieve the same outcome from each approach.

Table 4.1: *Stages in the Habitats Regulations Assessment process drawing on guidance from the DCLG and Natural England.*

DCLG Stage	Natural England (Tyldesley) Steps
AA1: Likely	1. Identify all international sites in and around the area.

significant effects	2. Acquire, examine and understand conservation objectives of each interest feature of each European site potentially affected.
	3. Consider the policies and proposals in the plan and the changes that they may cause that may be relevant to the European sites. This is likely to involve estimating likely magnitude, duration, location and extent of effects of the changes as far as they may reasonably be predicted at this stage.
	4. Acknowledging the plan is not necessary for site management, would any elements of the plan be likely to have a significant effect on any interest feature, alone or in combination with other projects and plans, directly or indirectly?
	5. Seek official screening statement from Natural England.
AA2: Appropriate Assessment and ascertaining the effect on integrity	6. Agree scope and method of the appropriate assessment and consultation period with Natural England.
	7. Undertake an appropriate assessment of the implications for each affected site in light of its conservation objectives, using the best information, science and technical know-how available.
AA3: Mitigation measures and alternative solutions	8. Consider whether any possible adverse effect on integrity of any site could be avoided by changes to the plan, such as an alternative policy or proposal whilst still achieving its aims and objectives.
	9. Draft a report on the Appropriate Assessment and consult Natural England and if necessary the public.
	10. Taking account of Natural England and public representations, can it be ascertained that the plan will not adversely affect the integrity of any international site?

Chapters 1, 2 and 3, along with the Screening Report produced by Mid Sussex District Council, addressed steps 1 – 5 in Table 4.1 above. Natural England's views on an appropriate methodology for completing the assessment (step 6) have been sought, and are addressed by the following sections.

4.2 Scope

Based on the significant effects that are thought likely, or possible to be experienced at the Ashdown Forest SPA and SAC as a consequence of activities resulting from the plan (as described in Chapter 3), a full appropriate assessment should investigate in more detail, and gather more evidence relating to the following:

- Air pollution effects on designated and supporting habitats and species;

- ▶ Loss of / damage to designated and supporting habitats, e.g. the trampling of lowland heathland, pollution of open standing water, damage to trees, setting of fires, and littering / dumping of rubbish;
- ▶ Recreational disturbance to designated bird species and great crested newts, e.g. noise pollution, destruction of birds' nests and eggs by dogs, and interference with breeding ponds.

4.3 Methodology

It is proposed to follow the methodology proposed by David Tyldesley and Associates (for English Nature, 2006), as described in Table 4.1. In addition, in order to help understand the potential effects of the plan, Geographic Information Systems (GIS) will be employed. This will enable the possible impacts of major development sites close to the boundaries of Ashdown Forest, for example those in East Grinstead, to be considered both alone and in combination with each other and other plans being considered.

This may require the co-operation of neighbouring authorities to provide information on current and forthcoming major development areas, GIS data sets and approximate quanta of development.

4.4 Further Information Required

In order to inform the assessment, the following evidence will need to be gathered:

- ▶ Survey data (if available) on the extent and location of designated habitat types (European dry heaths and North Atlantic wet heaths);
- ▶ Survey data (if available) on the extent and location of populations of designated bird and amphibian species (nightjar, Dartford warbler and great crested newt);
- ▶ Survey data (if available) on the extent and location of non-designated supporting habitats used by designated bird and amphibian species, e.g. heathland and open standing water;
- ▶ Information (if available) on the extent of the Ashdown Forest's catchment area for recreational use, and the relative draw the site presents to the population in comparison with other available resources. This will help to determine the likelihood of additional visitor pressure; and
- ▶ Impending visitor survey data on the number and percentage of visitors to the Ashdown Forest originating from within Mid Sussex (together with reason for, and frequency of visit, if available). Also, any predicted increases in visitor numbers, both as a consequence of the plan or otherwise.

4.5 Findings of the Screening Process

Consultation with Natural England in July 2007 revealed that given the current broad locations for development in Mid Sussex, there is not likely to be a significant effect on any European sites other than Ashdown Forest. In addition, given the hydrology of the area, impacts on water resources and quality are not expected to be an issue for Ashdown Forest. The main impact is expected to be that of increased recreational pressure due to extra people visiting the site on a regular basis, particularly dog walkers (see **Appendix IV** for more detail).

Based on the information given above, it is Mid Sussex District Council's opinion, in consultation with Natural England, that **the Core Strategy will require full appropriate assessment** under the Habitats Regulations in order to ascertain whether or not it will lead to significant adverse effects on site integrity, at Ashdown Forest SAC and SPA, either alone or in combination with other plans or projects.

This report is subject to consultation with key stakeholders and may be revised in light of any comments given.

5 Conclusions

5.1 Summary

This document has set out the Council's statement on the need for Habitats Regulations Assessment of the Core Policies within Mid Sussex DC's Core Strategy Pre-Submission Document. It is the Council's opinion that there is uncertainty about the Core Strategy's impacts in terms of air quality, recreational disturbance and habitat quality within the Ashdown Forest.

5.2 Consultation Arrangements

This report is open to consultation with key stakeholders between 24th January 2008 and 19th March 2008.

All responses to the consultation should be sent to:

Alma Howell
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Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

AlmaH@midsussex.gov.uk

In responding to consultation, Mid Sussex District Council would be grateful if respondents could pay regard to the following questions:

1. Are all relevant European sites with the potential to be affected by the plan identified within this report? Do you know of any others that should also be included?
2. Have the correct vulnerabilities and opportunities facing each European site been identified? Can you think of others that have not been listed?
3. Do you agree with the type of effects that are considered in the report? Is it possible that other effects could be experienced at the European sites in question as a result of the plan?

4. Do you agree with the list of other plans and projects to be considered for the 'in combination' assessment? Are there other plans or projects that should be included?
5. Do you agree with the findings of the screening process?
6. Are the scope and methodology, and intended sources of further information fit for the purpose of carrying out full appropriate assessment of the plan? Are there other techniques or data sources you could suggest?
7. Are you a data holder, and/or would you like to become more involved with the Habitats Regulations Assessment as it progresses?

The following stakeholders have been invited to comment on this report:

- | | |
|----------------------------------|-----------------------------------|
| ▶ Ashdown Forest Conservators | ▶ Natural England |
| ▶ Brighton and Hove City Council | ▶ RSPB |
| ▶ British Airports Authority | ▶ SEERA |
| ▶ Crawley Borough Council | ▶ Sussex Wildlife Trust |
| ▶ East Sussex County Council | ▶ Tandridge District Council |
| ▶ Environment Agency | ▶ Tunbridge Wells Borough Council |
| ▶ Horsham District Council | ▶ Wealden District Council |
| ▶ Lewes District Council | ▶ West Sussex County Ecologist |

5.3 Next Steps

Following consultation on this report, a full appropriate assessment for Mid Sussex District Council's Core Strategy will be undertaken, the results of which will be made available. The next report is scheduled to be published in late summer / early autumn 2008.

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Appendix I: Core Policies of the Mid Sussex Core Strategy

The Core Policies of the Mid Sussex Core Strategy are split into seven sections. These are:

- ▶ The Spatial Strategy for Mid Sussex;
- ▶ Burgess Hill;
- ▶ East Grinstead;
- ▶ Haywards Heath;
- ▶ Sustainable Rural Communities;
- ▶ Generic Core Policies; and
- ▶ Implementation Strategy.

The Spatial Strategy for Mid-Sussex

Core Policy 1 – Locational Principles for New Homes

To have a policy that maximises opportunities for re-using previously developed land in urban areas and locates new housing development within and adjacent to the most sustainable settlements, taking account of the following settlement hierarchy:

- ▶ Category 1 (Preferred location for major housing development to meet regional targets and the needs of the town and surrounding villages): Burgess Hill, East Grinstead and Haywards Heath.
- ▶ Category 2 (Location for housing development to meet the needs of the larger individual villages and surrounding communities, and to contribute to meeting regional targets): Settlements to be determined through the work on the Rural Issues Background Paper.
- ▶ Category 3 (Location for housing development to meet the needs of the individual villages and rural hinterland): Settlements to be determined through the work on the Rural Issues Background Paper.
- ▶ Category 4 (Housing development only permitted in exceptional circumstances): Settlements to be determined through the work on the Rural Issues Background Paper and the open countryside.

Core Policy 2 – Broad Locations for New Homes

South East Plan requirement 2006-2026	14,100
Shortfall for 2001-2006	855
(A) Total Housing requirement 2006 - 2026	14,955
Local Plan allocations	2,145
Sites with planning permission	583
Sites identified in the Small Scale Housing Allocations Document (includes	1,446

reserve allocation)	
East Grinstead Strategic Development	2,500
Total Housing Commitment	6,674
Windfall development 2020-2026	1,410
(B) Sub-total	8,084
Remainder to be identified in Core Strategy (A-B)	6,871
Town Centre Redevelopment opportunities	1,500 (approx)
New strategic development at Burgess Hill	3,000
New strategic development at Haywards Heath / Lindfield	1,500
New development allocated as village extensions	1,000

Core Policy 3 – Gypsies and Travellers

To have a policy that provides for the level of pitch provision agreed through the SEERA Partial Review of the South East Plan. The location of these sites will be determined in consultation with the Gypsy and Traveller community and the settled community through the Gypsy and Travellers Development Plan Document. This DPD will have regard to the following guiding principles:

- ▶ Sites should have good access to services and amenities such as schools, shops and medical facilities, and be well related to existing communities to encourage social inclusion;
- ▶ Sites should be located and designed to minimise impact on the environment and neighbouring uses.

Core Policy 4 – New Business Development

To have a policy that supports new business development in the following areas:

- ▶ As part of a strategic development area identified elsewhere in this Core Strategy;
- ▶ Within the three town centres, as identified in the Town Centre Masterplans;
- ▶ Within the Opportunity Areas, as identified elsewhere in this Core Strategy;
- ▶ Elsewhere within the built-up areas of the settlements, where this is compatible with adjoining uses; and
- ▶ Outside of the settlements where such development requires a rural location, or re-uses an existing previously developed site or rural building, and supports the sustainability of the rural area.

Core Policy 5 – Tourism

- ▶ To have a policy that supports new tourism related development within the built up areas, including visitor accommodation.
- ▶ To have a policy that allows new tourism related development in the countryside, including visitor accommodation and the re-use of rural buildings, where this supports the sustainability of the rural area.

Core Policy 6 – Retail Hierarchy

To have a policy that encourages the development of retail uses, taking account of the following retail hierarchy:

- ▶ Category 1 (Preferred location for major retail uses to serve the town and surrounding villages): Town centres of Burgess Hill, East Grinstead and Haywards Heath.
- ▶ Category 2 (Preferred location for retail uses to meet the needs of the larger individual communities and their surrounding communities): Settlements to be determined through the work on the Rural Issues Background Paper.
- ▶ Category 3 (Preferred location for retail uses to serve the needs of the individual villages and rural hinterland): Settlements to be determined through the work on the Rural Issues Background.

Core Policy 7 – Small Scale Retail Uses

To have a policy that encourages the provision of small scale retail uses where they enable people to meet their daily needs for shopping within walking distance of their homes and workplaces, and meet the growing demand for local produce.

Core Policy 8 – Cultural Activities and Facilities

To have a policy that supports the provision and development of cultural activities and facilities to support the health, wellbeing and quality of life of the existing and future community and contribute to the local economy and environment. The need for such facilities across the District will be clarified through work on reviewing the Cultural Strategy and Action Plan before submission of the Core Strategy.

Core Policy 9 – Open Space, Sport and Recreation

To have a policy that supports the Cultural Strategy and Action Plan, including the findings of the 'PPG17 Assessment of Open Space, Sport and Recreation', and refers to a new or revised Supplementary Planning Document that will set out the new standards and thresholds.

Burgess Hill

Core Policy 10 – Burgess Hill Town Centre

To have a policy that supports the revitalisation of Burgess Hill Town Centre in accordance with the vision, objectives and guidance contained within the adopted Burgess Hill Town Centre Masterplan, and commits to the review of the Masterplan to adapt to changing circumstances and the planned growth of the town.

Core Policy 11 – Broad Locations in and around Burgess Hill

To have a policy that identifies the following locations for housing development in and around Burgess Hill:

- (i) Existing Commitments (approximately 300 homes);
- (ii) The sites identified in the Small Scale Housing Allocations Document (644 homes);
- (iii) Redevelopment opportunities in the Town Centre (Figure to be added by Submission);
- (iv) Land at the former Keymer Tileworks site – Phase 2 (225 homes);
- (v) Land at strategic locations outside the current boundaries of Burgess Hill sufficient to accommodate approximately 3,000 homes from the following options:

- ▶ Location (h) - land to the south of Folders Lane, Burgess Hill (capacity approximately 1,000 homes);
- ▶ Location (g) – land east of Kings Way, Burgess Hill (capacity approximately 700 homes);
- ▶ Location (d) - land to the north of Burgess Hill, between Isaac's Lane and Bedelands Nature Reserve (capacity approximately 700 homes);
- ▶ Location (x) - land to the west of Jane Murray Way (capacity approximately 1,500 homes);
- ▶ Location (y) - land to the north of Sussex Way together with Location (cc) - reduced location west of Jane Murray Way (combined capacity approximately 1,500 homes).

Core Policy 12 – General Principles of Development for Strategic Locations at Burgess Hill

The following general principles of development will apply to all strategic locations around Burgess Hill and guide the content of the Burgess Hill Townwide Plan:

- ▶ The development must seek to create a balanced and sustainable community which meets the needs of the existing and new community for homes, including an appropriate housing mix and affordable housing, jobs, shops, cultural facilities, education (the need for a new secondary school to be confirmed), health and community facilities and other necessary infrastructure;
- ▶ The development must address the acknowledged lack of recreation facilities on the east / south east side of Burgess Hill;
- ▶ The necessary infrastructure to support the existing and new community, as identified in the Infrastructure Audit, must be implemented before or alongside the development to avoid overburdening existing facilities;
- ▶ The development must improve the transport infrastructure in and around Burgess Hill, particularly to facilitate east-west movements, to allow movement around and within the town and promote alternative transport modes to the private car. This should include an enhanced number of bus routes within the town and linking neighbouring settlements, and an increased frequency of buses overall. The need and potential to improve the Hickstead junction of the A23, including the slip roads, to service the growth of the town should be explored;
- ▶ Major works to Goddards Green Waste Water Treatment Works, and connecting pipework and pumping stations, must be in place before development is occupied (this is unlikely to be complete before 2012);
- ▶ The development must be located and designed to enable accessibility by all members of the community, including older persons and the disabled;
- ▶ The development must take account of environmental constraints and opportunities, and seek to enhance the biodiversity of the area by improving and extending existing areas designated for their nature conservation interest, and connecting such areas together to form an ecological network; and
- ▶ The development must facilitate the use of sustainable resources, in particular the use of water and energy, and minimise the carbon footprint of the development.

Core Policy 13 – Location (h) land to the south of Folders Lane, Burgess Hill (capacity approximately 1,000 homes)

In addition to the general principles of development set out in Core Policy 12 the following development principles will apply:

- ▶ There will need to be close working between the two District Councils and two County Councils to ensure that this location is planned taking into account any proposals on adjacent land in Lewes District;
- ▶ The extent and design of the development will need to take into account the quality of views from the South Downs and the adjacent villages of Keymer and Ditchling;
- ▶ The potential for facilitating east-west links, by extending Jane Murray Way across Nightingale Meadows and Batchelors Farm (including a new rail-crossing) should be fully explored as part of this development.

Core Policy 14 – Location (g) East of Kings Way, Burgess Hill (approximately 700 homes)

In addition to the general principles of development set out in Core Policy 12 the following development principles will apply:

- ▶ The development must address the difficulties of accessing the town centre from this part of Burgess Hill;
- ▶ The development must be sensitive to the high quality landscape in the area, and avoid unnecessary damage to the characteristic field pattern and historic hedgerow and tree lines. It must adequately buffer the Ditchling Common SSSI, create new opportunities for wildlife corridors linking biodiversity sites, and provide public access to the countryside.

Core Policy 15 – Location (d) - land to the north of Burgess Hill, between Isaac's Lane and Bedelands Nature Reserve (capacity approximately 700 homes)

In addition to the general principles of development set out in Core Policy 12 the following development principles will apply:

- ▶ The proximity of Bedelands Nature Reserve, and the existence of important biodiversity resources within this location, necessitates a rigorous approach to protecting those resources and enhancing them as part of the development. In particular, the development must be designed to facilitate the movement of wildlife from one habitat to another by the provision of wildlife corridors connecting into the wider ecological network;
- ▶ Development of this site must be planned taking into account any proposed development on adjacent sites, including the former sewage works and the land north of Faulkners Way, to ensure that a comprehensive approach is taken, particularly to access issues.

Core Policy 16 – Location (x) - land to the west of Jane Murray Way (capacity approximately 1,500 homes)

In addition to the general principles of development set out in Core Policy 12 the following development principles will apply:

- ▶ Development of this location must protect the existing Green Crescent, and facilitate its extension, particularly along the water courses and wildlife corridors, to form a quality informal park to benefit local people and enhance biodiversity in the area;
- ▶ The development must be designed to avoid areas of flood risk, manage water run-off sustainably and prevent flooding in the area and downstream;
- ▶ It is likely that this location will need to accommodate 5 hectares for a new secondary school; a new employment area of approximately 6 hectares, (24,000 sq m), and additional sports facilities to complement those provided at the Olympos Leisure Centre and St Paul's Catholic College.

Core Policy 17 – Location (y) - land to the north of Sussex Way together with Location (cc) - reduced location west of Jane Murray Way (combined capacity approximately 1,500 homes)

In addition to the general principles of development set out in Core Policy 12 the following development principles will apply:

- ▶ The development must identify the floodplain area to the north of St Paul's College as informal open space, forming part of the Green Crescent;
- ▶ The development must be designed to avoid areas of flood risk, manage water run-off sustainably and prevent flooding in the area and downstream;
- ▶ It is likely that this location will need to accommodate 5 hectares for a new secondary school; a new employment area of approximately 6 hectares, (24,000 sq m), and additional sports facilities to complement those provided at the Olympos Leisure Centre and St Paul's Catholic College.

Core Policy 18 – New Employment in Burgess Hill

To have a policy that identifies the following locations for future employment use at Burgess Hill:

- (i) Up to 6ha (approximately 24,000 sq m floorspace) as part of the strategic development; and
- (ii) The intensification, expansion or redevelopment for future employment use at the following locations:
 - ▶ Victoria Business Park (approx 39,000 sq m);
 - ▶ Sheddingdean Business Park (approx 1,400 sq m);
 - ▶ Former Fairbridge Way Sewage Treatment Works Site (approx 48,000 sq m); and
 - ▶ Sussex House (approx 6,500 sq m).

East Grinstead

Core Policy 19 – East Grinstead Town Centre

To have a policy that supports the revitalisation of East Grinstead Town Centre in accordance with the vision, objectives and guidance contained within the adopted East Grinstead Town Centre Masterplan, and commits to the review of the Masterplan to adapt to changing circumstances and the planned growth of the town.

Core Policy 20 – Broad Locations in East Grinstead

To have a policy that confirms the following locations for housing development in East Grinstead:

- ▶ Existing Commitments (approximately 270 homes);
- ▶ The sites identified in the Small Scale Housing Allocations Document (222 homes);
- ▶ Redevelopment opportunities in the Town Centre (Figure to be added by Submission); and
- ▶ The strategic development in the East Grinstead Area Action Plan (2,500 homes as part of a mixed use development with a transport package including a full A22 / A264 relief road).

Core Policy 21 – New Employment in East Grinstead

To have a policy that identifies the following locations for future employment use at East Grinstead:

- (i) Up to 15ha (approximately 60,000 sq m floorspace) as part of the strategic development, including an extension to the existing Birches Industrial Estate; and
- (ii) The intensification, expansion or redevelopment of land at the following locations:
 - ▶ Felbridge Centre and the Birches Industrial Estate (approx 21,000 sq m);
 - ▶ Cantelupe Road (approx 850 sq m);
 - ▶ Land bounded by King Street / Little King Street / London Road / Christopher Road (approx 3,300 sq m); and
 - ▶ Highgrove Nursery / Waste Amenity Site (approx 3,600 sq m).

Haywards Heath

Core Policy 22 – Haywards Heath Town Centre

To have a policy that supports the revitalisation of Haywards Heath Town Centre in accordance with the vision, objectives and guidance contained within the adopted Haywards Heath Town Centre Masterplan, and commits to the review of the Masterplan to adapt to changing circumstances and the planned growth of the town.

Core Policy 23 – Broad Locations in and around Haywards Heath/Lindfield

To have a policy that identifies the following locations for housing development in Haywards Heath:

- (i) Existing Commitments (approximately 1,500 homes);
- (ii) The sites identified in the Small Scale Housing Allocations Document (65 homes);
- (iii) Redevelopment opportunities in the Town Centre (Figure to be added by Submission); and
- (iv) Land at strategic locations outside the current boundaries of Haywards Heath / Lindfield sufficient to accommodate approximately 1,500 homes from the following options:
 - ▶ Location (l) - land to the south and west of Sandrocks, Rocky Lane, Haywards Heath (approx 700 homes);
 - ▶ Location (t) - land at Hurst Farm, Hurstwood Lane, Haywards Heath (approx 300 homes); or
 - ▶ Location (k) - land between Gravelye Lane, Lyoth Lane and Scamps Hill, Lindfield (approx 500 homes).

Core Policy 24 – General Principles of Development for Strategic Locations at Haywards Heath/Lindfield

The following general principles of development will apply to all strategic locations around Haywards Heath/Lindfield:

- ▶ The development must seek to create a balanced and sustainable community which meets the needs of the existing and new community for homes, including an appropriate housing mix and affordable housing, jobs, shops, leisure, education, health and community facilities and other necessary infrastructure;
- ▶ The necessary infrastructure to support the existing and new community must be implemented before or alongside the development to avoid overburdening existing facilities;
- ▶ The development must facilitate the improvement of the transport infrastructure in and around Haywards Heath / Lindfield to allow movement around and within the town and promote alternative transport modes to the private car. This should include an enhanced number of bus routes within the town and linking neighbouring settlements, and an increased frequency of buses overall;
- ▶ Major works to Scaynes Hill Waste Water Treatment Works, must be in place before the development is occupied (unlikely to be completed before 2012);
- ▶ The development must be located and designed to enable accessibility by all members of the community, including older persons and the disabled;
- ▶ The development must take account of environmental constraints and opportunities, and seek to enhance the biodiversity of the area by improving and extending existing areas designated for their nature conservation interest, and connecting such areas together to form an ecological network;
- ▶ The development shall facilitate the creation of 'green corridors' linking the open spaces around the town. These 'green corridors' should be designed to act as wildlife corridors, transport routes for pedestrians and cyclists, and links to the countryside and rights of way network; and
- ▶ The development must facilitate the use of sustainable resources, in particular the use of water and energy, and minimise the carbon footprint of the development.

Core Policy 25 – Location (I) - Land to the south and west of Sandrocks, Rocky Lane, Haywards Heath (approx 700 homes)

In addition to the general principles of development set out in Core Policy 24 the following development principles will apply:

- ▶ The development must include enhanced sustainable transport links with the town centre, including the provision of a safe pedestrian crossing of the relief road;
- ▶ The development must protect and enhance existing biodiversity/nature conservation features along the stream corridor and the Ancient Woodland along the southern boundaries of the site;
- ▶ The development must include informal open space along the southern and south western boundaries linking the open spaces of Bolnore Village with the countryside and rights of way to the south and east of this location.

Core Policy 26 – Location (t) - Land at Hurst Farm, Hurstwood Lane, Haywards Heath (approx 300 homes)

In addition to the general principles of development set out in Core Policy 24 the following development principles will apply:

- ▶ The development includes an area of approximately 2 hectares (8,000 sqm) adjacent to the existing business units to be allocated for employment uses;
- ▶ The design of the proposed development must take into account the uses proposed for the adjacent land to the north, such as the balancing ponds, the mitigation proposals for the Ancient Woodland and the route of the relief road;
- ▶ If possible, access for the housing and employment areas should be gained from the relief road rather than Hurstwood Lane;
- ▶ A replacement area of open space must be provided in the locality of Hurst Farm and made available for informal recreation purposes.

Core Policy 27 – Location (k) - Land between Gravelly Lane, Lyoth Lane and Scamps Hill, Lindfield (approx 500 homes)

In addition to the general principles of development set out in Core Policy 24 the following development principle will apply:

- ▶ The development must protect and enhance existing biodiversity/nature conservation features along the stream corridor that forms the eastern boundary of the site.

Core Policy 28 – New Employment in Haywards Heath

To have a policy that identifies the following locations for future employment use at Haywards Heath:

- (i) Up to 2ha (approximately 8,000 sq m floorspace) as part of the strategic development at Hurst Farm, Hurstwood Lane;
- (ii) The intensification, expansion or redevelopment for future employment use at the following locations:
 - ▶ Burrell Road Industrial Estate (approx 160 sq m);
 - ▶ Bridge Road / Mill Green Industrial Estate (approx 640 sq m);
 - ▶ Perrymount Road (approx 9,000 sq m); and
 - ▶ Haywards Heath Station site (approx 10,000 sq m as part of the comprehensive development of the station quarter).

Sustainable Rural Communities

Core Policy 29 – Broad Locations in the Villages

To have a policy that identifies the following locations for housing development in the villages:

- ▶ existing commitments (approximately 660 homes);
- ▶ the sites identified in the Small Scale Housing Allocations Document (515 homes); and
- ▶ extensions to the villages to be identified through a future Development Plan Document (approx 1,000 homes).

Core Policy 30 – Development in Rural Areas

To have a policy that allows for small-scale development outside built-up area boundaries where:

- ▶ it utilises a brownfield site where possible; and
- ▶ it supports the sustainability of the rural area.

Core Policy 31 – Areas of Outstanding Natural Beauty / Proposed National Park

To have a policy that states that, within the Areas of Outstanding Natural Beauty and proposed National Park, development proposals shall have regard to the relevant AONB Management Plan. Particular regard should be given to:

- ▶ the identified landscape features or components of natural beauty;
- ▶ the traditional interaction of people and nature and appropriate land management; and
- ▶ local distinctiveness, sense of place and setting of the AONB / National Park.

Core Policy 32 – Rural Exception Sites

To have a policy that sets out criteria for exception sites as above but does not include the requirement that locations have access to essential services and public transport. This is on the basis that the provision of affordable housing would provide other sustainability benefits, such as supporting local services and helping to balance the community.

Generic Core Policies

Core Policy 33 – Sustainable Resources

To have a policy that requires development proposals to be accompanied by a Sustainable Construction Statement. This statement will demonstrate how current best practice in the use of energy and water efficiency, the re-use/recycling of demolition and construction waste, the use of locally sourced/produced building materials and the use of sustainable drainage systems has been incorporated into the proposed development. This policy will be supplemented by the Sustainable Construction Supplementary Planning Document, which will be amended where appropriate, with the Development Control Policies Development Plan Document providing further guidance/policy on this policy area.

Core Policy 34 – Renewable Energy

To have a policy that promotes large and small-scale renewable energy schemes in appropriate locations. This policy will be supplemented by the Sustainable Construction SPD, which will be amended where appropriate. The District Council may choose to allocate sites for decentralised energy supply systems from renewable and low-carbon energy sources in a subsequent Site Allocations DPD.

and

To have a policy that will require new developments to provide a percentage of its energy demand from on-site renewable energy generation. The Sustainable Construction Supplementary Planning Document will set out what that percentage will be and for what types of development. This SPD will be amended as and when appropriate to enable flexibility in the application of this policy, to ensure that the most appropriate targets are achieved throughout the Core Strategy plan period.

Core Policy 35 – Biodiversity Enhancements

To have a policy that:

- ▶ seeks on-site biodiversity/nature conservation enhancements for all new developments where practicable;
- ▶ requires contributions from all developments towards the restoration, management and expansion of priority habitat areas in the District; and
- ▶ requires contributions from all developments towards the establishment of an ecological network to aid the movement of wildlife between habitats.

Core Policy 36 – Protection of Areas of Biodiversity Importance

To have a policy that only allows development within or close to areas of importance in terms of biodiversity and nature conservation on the proviso that all relevant alternative site options have been explored and identified as less appropriate. In such instances there will be a requirement to relocate, replace or compensate for any assets lost as part of the development.

Core Policy 37 – Infrastructure Under the Current System

To have a policy that requires appropriate developments to provide or contribute towards the provision of the necessary infrastructure, to be provided in advance of, or in parallel with, development to service the new residents or users of the development. The types of development to which this policy will apply, and the contributions generally expected, are set out in the 'Development and Infrastructure' Supplementary Planning Document and its successors.

Core Policy 38 – Infrastructure Tariffs

To have a policy that enables the setting up of a tariff system for each of the towns to ensure that contributions are made by all developments in the towns to fund the necessary infrastructure to support growth.

Core Policy 39 – Transport

To have a policy that promotes the location of development to minimise travel; promotes the use of alternative modes of transport to the private car; seeks to improve rail and bus service provision; seeks improved walking and cycling facilities; and requires that developers contribute to meeting the requirements of the Local Transport Plan.

Core Policy 40 – Affordable Housing

To have a policy that requires all housing sites of 6 or more units to provide 35% as affordable housing, with housing sites of 1-5 units providing a commuted sum contributing to affordable housing provision in the District. The affordable housing will normally be 25% social rented homes, with 10% intermediate homes. However, this will depend on local needs and circumstances.

Core Policy 41 – Housing Mix and Density

To have a policy that specifies the different types of households needing housing (to be based on the Housing Requirements Study 2004 and further evidence received prior to submission), and that refers to the intention to include local density ranges in a subsequent Local Development Document.

Core Policy 42 – Design

To have a policy that requires the highest quality in design and architecture, and requires all new development to contribute positively to the private and public realm (including streets and open spaces) by addressing functionality, community safety, legibility, accessibility and the character of the surrounding buildings.

Core Policy 43 – Changes of Use and Redevelopment

To have a policy that safeguards existing uses of land and buildings unless it can be demonstrated that their loss would not harm the social, environmental or economic wellbeing of the area, or that such harm is outweighed by the benefits of the proposed use.

Core Policy 44 – Coalescence

To have a policy that:

- ▶ retains the three strategic gaps which most closely meet the South East Plan requirements, i.e. the Burgess Hill/Haywards Heath, the East Grinstead/Crawley and the Burgess Hill/Hurstpierpoint, Hassocks and Keymer Strategic Gaps;
- ▶ re-designates all other strategic gaps as local gaps; and
- ▶ retains all existing local gaps.

Implementation Strategy

Core Policy 45 – Managing Over-provision

To have a policy that, in the event that the Annual Monitoring Report demonstrates that the Council will be able to meet its housing requirement without implementing all the identified greenfield locations, some of these locations will be deferred until they are required. Decisions on which locations should be deferred will take account of the following factors:

- ▶ The sustainability of the broad location relative to the others identified in the Core Strategy; and
- ▶ Any known deliverability problems, including delays in relevant infrastructure provision.

Core Policy 46 – Managing Under-provision at East Grinstead

To have a contingency policy that ensures a continuous supply of housing land and makes provision for an alternative allocation which may be required in the case of under-provision arising from major delays to, or non-delivery of, the relief road required for the strategic development of 2,500 homes at East Grinstead. If, after monitoring the completions of all other housing, including windfall sites, a major under-provision in housing land is shown, the following options should be considered to meet the housing requirement for Mid Sussex as set out in the South East Plan:

- ▶ Location (v) - approximately 1,200 homes west and 300 homes south west of East Grinstead with a comprehensive transport package, including significant junction improvements and a partial relief road; OR
- ▶ Location (w) - approximately 1,500 homes west / south west of East Grinstead together with a comprehensive transport package including significant junction improvements and a partial relief road.

Core Policy 47 – Managing Under-provision across the District

To have a contingency policy that ensures a continuous supply of housing land and makes provision for alternative allocations, which may be required in the case of under-provision arising from:

- ▶ an increase in housing numbers allocated to Mid Sussex in the South East Plan; and/or
- ▶ any outstanding shortfall from the non-delivery of homes at East Grinstead, following implementation of Core Policy 46;
- ▶ major delays to, or non-delivery of the contingency options for East Grinstead (Core Policy 46);
- ▶ major delays to, or non-delivery of, other strategic development proposals for the District, set out in the town chapters (Core Policies 11 and 23).

If, after monitoring the completions of all housing, including windfall sites, a major under-provision in housing land is shown, the following should be considered as contingency options for meeting the housing requirement for Mid Sussex as set out in the South East Plan. Decisions on which contingency locations are to be pursued will take account of the following factors:

- ▶ The sustainability of the broad location relative to the others identified in the Core Strategy; and
- ▶ Any known deliverability problems, including delays in relevant infrastructure provision.

Contingency Locations:

- ▶ Locations at Burgess Hill not pursued under Core Policy 11; or
- ▶ Location (nn) Land at Crabbet Park, Crawley – approximately 2,200 homes.

In each case development would need to be accompanied by the appropriate infrastructure and mix of uses. Development principles for the Burgess Hill locations are included in the Burgess Hill Chapter (chapter 6 of this Document) and for Crabbet Park below.

Core Policy 48 – Location (v) or (w) Contingency Proposal West / South West of East Grinstead (approximately 1,500 homes)

To have a policy to set out principles for development should this option come forward through Core Policy 46. The development principles are:

- ▶ The development must seek to create a balanced and sustainable community which meets the needs of the existing and new community for homes, jobs, shops, leisure, education and health facilities and other necessary infrastructure;
- ▶ The necessary infrastructure to support the existing and new community must be implemented before or alongside the development to avoid overburdening existing facilities;
- ▶ In particular, the development must facilitate the improvement of the transport infrastructure in and around East Grinstead to allow movement around and within the

town and by a choice of transport modes. This should include a partial relief road (from the A264 to the B2110 Turners Hill Road), significant improvements to key junctions, a high quality frequent bus service between the new development and East Grinstead Town Centre and between East Grinstead and Crawley to integrate with Crawley's Fastway service, and infrastructure to support the use of other sustainable modes of transport;

- ▶ The development must include land for an amalgamated Imberhorne School;
- ▶ The development must include land for approximately 10 hectares (40,000 sq m) employment land;
- ▶ The development must take account of the Council's leisure review of East Grinstead; and
- ▶ The development must take account of environmental constraints and opportunities, and seek to enhance the biodiversity of the area by improving and extending existing areas designated for their nature conservation interest, and connecting such areas together to form an ecological network.

Core Policy 49 – Location (nn) Contingency Proposal on Land at Crabbet Park, Crawley (approximately 2,200 homes)

To have a policy to set out principles for development should this option come forward through Core Policy 47. The development principles are:

- ▶ This development should not be brought forward before 2021 because of the need for Crawley to assimilate existing commitments for growth in the town centre and to the west of Crawley;
- ▶ There will need to be close working between Mid Sussex District Council and Crawley Borough Council to ensure that the development integrates well with Crawley, and in particular that the transport impacts are assessed crossboundary;
- ▶ The development must be designed as an extension to Crawley, using neighbourhood principles, and must contribute to meeting the needs of the existing and new community for homes, jobs, shops, leisure, education and health facilities and other necessary infrastructure;
- ▶ Employment floorspace to form part of this development will depend on the outcomes of the Mid Sussex, Crawley and Horsham Employment Land Review. Further work is to be undertaken for Crawley and Horsham to cover the period to 2026;
- ▶ The creation of a new vehicular access to the south to link with Junction 10a of the M23 should be fully explored. A 'Fastway' link to Crawley, across the M23, should also be explored. Pedestrian and cycle links should be designed to integrate the development as far as possible with the adjacent part of Crawley, and to connect in to the Worth Way;
- ▶ The necessary infrastructure to support the existing and new community must be implemented before or alongside the development to avoid overburdening existing facilities;
- ▶ The development is likely to be dependent on the implementation of a new sewage works, which must be operating prior to the occupation of the development;
- ▶ Any development must not compromise the Environment Agency's Upper Mole Flood Alleviation Strategy; and
- ▶ The development must be sensitive to the high quality landscape in the area, and have regard to the setting of the Grade II* listed Crabbet Park. It must protect and adequately

buffer the areas of Ancient Woodland, create new opportunities for wildlife corridors linking biodiversity sites, and provide public access to the countryside.

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Appendix II: Conservation Objectives for the Ashdown Forest

The Conservation Objectives for the Ashdown Forest SPA and SAC are, subject to natural change, to maintain the following habitats and geological features in favourable condition (*), with particular reference to any dependent component special interest features (habitats, vegetation types, species, species assemblages etc) for which the land is designated.

(*) or restored to favourable condition if features are judged to be unfavourable.

Conservation Objective for Habitat Extent

To maintain the designated habitats in favourable condition, which is defined in part in relation to a balance of habitat extent (extent attribute). On this site favourable condition requires the maintenance of the extent of each designated habitat type. Maintenance implies restoration if evidence from condition assessment suggests a reduction in extent.

Habitat Feature	Estimated extent (ha)	Measure	Site Specific Targets	Comments
Dwarf Shrub Heath	Dry heath: 320.49 Wet heath: 298.86 Mixed/unknown heath: 969.64 Total: 1588.99	Field survey and aerial photos (using photos from 2001). Check edges when they are defined by trees, scrub or bracken, to avoid encroachment into the heath. Aerial photos may be a good way to measure any changes.	No un-consented decline in the area of the habitat, except where a target has been set to increase the extent of other habitat features on the site at the expense of lowland heath. Sufficient area of suitable habitat to bryophyte and lichen populations: Area maintained where soils wet in winter /droughted in summer. No loss of open heath (where Calluna/grass cover is less than 50%). Open heath & bare ground to remain in same location.	Lowland heathlands are habitats created mostly through human management by grazing, cutting and burning. If they are left to natural processes, then they lose their open character and disappear under thick scrub or secondary forest. However some fluctuations and variations from year to year are normal and acceptable. Heath is important for bryophytes and lichens, some species are poor dispersers. Factors that reduce the area of open heath are damaging. Several bryophyte and lichen species require open bare ground that is wet in winter but dry in summer. Refer to site dossier for base-line info and location of important areas for

				bryophytes and lichens.
Open Standing Water	At least 17.15ha (probably includes some running water)	Assessment against baseline map. Aerial photographs may be useful. Record number of ponds once every 3 years (any time of year). Include breeding ponds and non-breeding ponds. The latter may be used to forage or to support prey populations.	Ponds (permanent and temporary) to remain in suitable numbers to sustain the size and range of great crested newt population. Once a survey has been carried out, a target for the minimum number of ponds should be set. No net loss of extent	There are over 100 ponds at Ashdown forest that support invertebrates and great crested newts. Assess changes caused by active management, such as infilling or channel diversion. Changes due to drying out or succession are covered later. In exceptional cases, a net loss may be acceptable if enhancements are made to remaining ponds. A full great crested newt survey is in process.

Conservation Objective for Species Populations

To maintain the designated species in favourable condition, which is defined in part in relation to their population attributes. On this site favourable condition requires the maintenance of the population of each designated species or assemblage. Maintenance implies restoration if evidence from condition assessment suggests a reduction in size of population or assemblage.

Species Feature	Habitat Feature	Population Attribute	Site Specific Target Range and Measures	Comments
Nightjar, <i>Caprimulgus europaeus</i>	Dwarf Shrub Heath	35 pairs (1991-92 survey) 1.1% of British population	Maintain population within acceptable limits: Maintain the population above 75% (27 pairs) of that at designation - loss of 25% (9 pairs) or more unacceptable. Use counts or estimates of numbers of breeding individuals, pairs or calling males, occupied breeding sites or occupied territories.	Standard monitoring methods are widely published and recommended species-specific surveys are listed in Part 2 (available on JNCC website).
Dartford warbler, <i>Sylvia undata</i>	Dwarf Shrub Heath	20 pairs (1994 survey) 2.1% of British population	Maintain population within acceptable limits: Maintain the population above 75% (15 pairs) of that at designation - loss of 25% (5 pairs) or more unacceptable. Use counts or estimates of numbers of breeding individuals, pairs or calling males, occupied breeding sites or occupied territories.	Standard monitoring methods are widely published and recommended species-specific surveys are listed in Part 2 (available on JNCC website).

Great crested newt, <i>Triturus cristatus</i>	Open standing water	Eggs - Awaiting the results of a full survey	Present in all or sample ¹ of breeding ponds ² at least once every 4 years. (i.e. acceptable for eggs to be absent from individual ponds 3 years out of 4; fail if any breeding pond lacks eggs for 4 years) Record presence by one day or night visit Mid-March – Mid-May. Survey for 4 consecutive years	Eggs normally laid starting mid-February (southern England) but increasing numbers present (and therefore easier to find) through spring. Best to combine with visit for adult attribute.
Great crested newt, <i>Triturus cristatus</i>	Open standing water	Adults - Awaiting the results of a full survey	Peak count ³ should be at least 20% of the previous peak count recorded over 4 consecutive years. Record total adults detected in all or sample ¹ ponds in spring. Record for 4 consecutive years within each 6 year reporting cycle. 3 visits per year required. Timing based on known peak season for the area, and in-year weather conditions; likely to be Mid-April to Mid-May. Derive peak by summing counts across site on "best" night for each season.	Considerable between-year variation is frequent.

Conservation Objective for Dwarf Shrub Heath

To maintain the Dwarf Shrub Heath at this site in favourable condition, with particular reference to relevant specific designated interest features. Favourable condition is defined at this site in terms of the following site-specific standards:

Criteria Feature	Attribute	Measure	Site Specific Targets	Comments
Lowland dry and wet heathland	Bare ground (%)	Visual assessment of cover, using structured walk or transects	At least 1% but not more than 10% cover of the area of the feature should consist of firm, sunlit, horizontal, sloping or vertical, exposed bare ground. <1% of habitat heavily	Bare ground should form a patchwork with vegetation and be present mainly in south-facing slopes. Exclude rock, stone, litter and for wet heaths: bryophyte/lichen mats or heavily trampled soil.

¹ Use a sample at sites with high numbers of ponds (>20), where monitoring each pond is prohibitive; select at least 20 individual breeding ponds or 10% of all breeding ponds (whichever is larger), to represent geographic spread and variation in pond type plus immediate terrestrial habitat across the site. Sample ponds should ideally support a majority of the breeding population.

² Breeding ponds are those which have egg-laying and successful metamorphosis at least 1 in every 4 years.

³ Peak count to be taken as the highest site total from monitoring data in the 3 years leading up to designation.

			disturbed, eroded or showing signs of trampling/paths	<p>Tracks or paths can be a source of bare ground for nesting invertebrates.</p> <p>Record presence or signs of overgrazing & fires in the activities list on the field form. Burning of wet heath should be carried out in a controlled manner on a 10-20 year cycle.</p>
Bryophyte species of lowland heathland with bare ground that is winter-wet, summer droughted, and with light disturbance	Niche diversity	Visual assessment based on mapping and aerial photographs	Features such as banks and paths retained	Several species have specialist requirements of open bare ground (often with only other bryophytes and lichens as associates) that are wet in winter but dry out in summer. The regular use of paths or tracks is beneficial as long as there is not excessive erosion.
Lowland dry and wet heathland	Vegetation structure: growth phase composition of ericaceous cover	Visual assessment of total ericaceous cover, using structured walk or transects	<p>Pioneer (& pseudo-pioneer): 10-40%</p> <p>Building/mature phase: 20-80%</p> <p>Degenerate phase: <30%</p> <p>Dead: <10%</p> <p>Presence of heather in all stages</p>	Both young and mature stands would meet the targets, though structurally very different. Annual variation and succession should be accounted for within the targets. This attribute should be assessed only where it is possible to differentiate the growth phases. No one growth form should dominate.
	Vegetation structure: where bryophyte species of lowland heathland with bare ground that is winter-wet, summer droughted with light disturbance are present	Visual assessment	At least 50% of area to consist of pioneer/ degenerate <i>Calluna</i> OR at least 50% of site with vegetation height less than 15 cm	Bryophytes can survive under an open canopy of <i>Calluna</i> in degenerate/pioneer stages, but not under a dense canopy. Aim should be to retain/create bare patches in heath mosaic.
Lowland dry and wet heathland	Vegetation composition: dwarf shrubs	Visual assessment of cover, using structured	<p>At least two species of dwarf shrubs present and at least frequent.</p> <p>Dwarf shrub cover 25-90%</p>	Dwarf-shrubs include: <i>Arctostaphylos uva-ursi</i> , <i>Calluna vulgaris</i> , <i>Empetrum nigrum</i> , <i>Erica ciliaris</i> , <i>E.cinerea</i> ,

		walk or transects	Total Ulex and/or Genista spp. Cover <50%, Ulex europaeus <25% for dry heath and <10% for wet heath.	<i>E.tetralix</i> , <i>E.vagans</i> , <i>Genista anglica</i> , <i>G.pilosa</i> , <i>Ulex gallii</i> , <i>U. minor</i> , <i>Vaccinium myrtillus</i> , <i>Vaccinium</i> spp. and <i>V.vitis-idaea</i> (and hybrids). Assess over whole feature. Annual variation and succession should be accounted for within the targets. Gorse species support a rich invertebrate and vertebrate fauna. However, they can also affect soil characteristics. See also 'negative indicators.'
Lowland dry heathland	Vegetation composition: graminoids	Record presence, using structured walk or transects	At least 1 spp frequent and 2 spp occasional (<i>Deschampsia flexuosa</i> and <i>Nardus stricta</i> no more than occasional & <25% cover): <i>Agrostis</i> , <i>Festuca</i> & <i>Carex</i> spp., <i>Ammophila arenaria</i> , <i>Trichophorum cespitosum</i> , <i>Deschampsia flexuosa</i> , <i>Danthonia decumbens</i> , <i>Molinia caerulea</i> , <i>Nardus stricta</i> .	In naturally species-poor sites, the presence of just one graminoid species may be enough to meet the target. For species-rich sites a higher target may be appropriate (see text).
Lowland wet heathland	Vegetation composition: graminoids	Visual assessment of cover, using structured walk or transects	At least 1 spp frequent and 2 spp occasional: <i>Eleocharis</i> spp., <i>Carex panicea</i> , <i>C.pulicaris</i> , <i>Eriophorum angustifolium</i> , <i>Juncus acutiflorus</i> , <i>J. articulatus</i> , <i>Molinia caerulea</i> , <i>Rhynchospora alba</i> , <i>Schoenus nigricans</i> , <i>Trichophorum cespitosum</i> .	<i>Molinia</i> no more than occasional and <i>Schoenus</i> at least occasional when naturally present. In naturally species-poor sites, the presence of just one graminoid species may be enough to meet the target. For species-rich sites a higher target may be appropriate (see text).
Lowland dry heathland	Vegetation composition: desirable forbs	Record presence, using structured walk or transects	At least 2 species occasional: <i>Viola riviniana</i> , <i>Armeria maritima</i> , <i>Galium saxatile</i> , <i>Genista anglica</i> , <i>Potentilla erecta</i> , <i>Hypochaeris radicata</i> , <i>Lotus corniculatus</i> , <i>Plantago lanceolata</i> , <i>P. maritima</i> , <i>Polygala serpyllifolia</i> , <i>Rumex acetosella</i> , <i>Scilla verna</i> , <i>Serratula tinctoria</i> , <i>Thymus praecox</i> ,	In naturally species-poor sites, the presence of just one forb species may be enough to meet the target. For species-rich sites a higher target may be appropriate (see text).
Lowland wet	Vegetation composition: desirable	Visual assessment of cover,	At least 2 species occasional: <i>Anagallis tenella</i> , <i>Drosera</i> spp.,	In naturally species-poor sites, the presence of just one forb species may be

heathland	forbs	using structured walk or transects	<i>Galium saxatile</i> , <i>Genista anglica</i> , <i>Myrica gale</i> , <i>Narthecium ossifragum</i> , <i>Pinguicula</i> spp., <i>Polygala serpyllifolia</i> , <i>Potentilla erecta</i> , <i>Serratula tinctoria</i> , <i>Succisa pratensis</i> .	enough to meet the target. For species-rich sites a higher target may be appropriate (see text).
Lowland dry and wet heathland	Vegetation composition: bryophytes and lichens	Visual assessment of cover, using structured walk or transects	Dry Heath: % cover maintained or increased (if naturally present) Wet Heath: >10% cover of Sphagna and >5% cover of lichens (if naturally present)	Not applicable on all sites. Refer to existing information and surveys of the site. Does not include dense mats of acrocarpous mosses which should be no more than occasional
Lowland dry and wet heathland	Indicators of local distinctiveness :	As appropriate to feature	Maintain distinctive elements at current extent/levels and/or in current locations. Map area of species, maintain area	This attribute is not intended to set a target for detailed species monitoring, rather to provide a rapid indication of presence/ absence and/or approximate extent
Lowland dry and wet heathland	Negative indicators: Exotic Species	Visual assessment of cover, use structured walk or transect	<1% exotic species, e.g.: <i>Gaultheria shallon</i> , <i>Fallopia japonica</i> , <i>Rhododendron ponticum</i> <i>Acrocarpous</i> mosses <occasional e.g. <i>Campylopus introflexus</i> <10% bracken but <5% bracken for wet heath	Exotic species should be eradicated if possible. Species in this list may be beneficial for a range of invertebrates and only become indicators of negative quality if they are over the established limit.
Lowland dry and wet heathland	Negative indicators: Herbaceous Species	Visual assessment of cover, use structured walk or transect	< 1 % ragwort, thistles and: <i>Cirsium arvense</i> , <i>Digitalis purpurea</i> , <i>Epilobium</i> spp. (excl. <i>E.palustre</i>), <i>Juncus effusus</i> , <i>J.squarrosus</i> , <i>Rumex obtusifolius</i> , <i>Urtica dioica</i> and: Dry heath <1%: <i>Chamerion angustifolium</i> , <i>Ranunculus</i> spp., <i>Senecio</i> spp. coarse grasses Wet heath <1%: <i>Apium nodiflorum</i> , <i>Fallopia japonica</i> , <i>Glyceria fluitans</i> , <i>Oenanthe crocata</i> , <i>Phragmites</i> spp., <i>Ranunculus repens</i> , <i>Senecio jacobaea</i> , <i>Typha</i> spp., <i>Urtica</i> spp.	Species in this list may be beneficial for a range of invertebrates and only become indicators of negative quality if they are over the established limit.
Lowland dry and	Negative indicators:	Visual assessment	Trees and shrub <15% (but <10% for wet heath), e.g.	Up to 25% scrub cover can be accepted if indicated in

wet heathland	Tree and Scrub Species	of cover, using structured walk or transects	<i>Prunus spinosa</i> , <i>Betula</i> , <i>Pinus</i> , <i>Quercus</i> & <i>Rubus</i> spp. Dry heath: <i>Hippophae rhamnoides</i> , <i>Sarothamnus scoparius</i> Wet heath: <i>Alnus glutinosa</i> , <i>Salix</i> sp.	conservation objectives or management plan.
Lowland wet heath	Negative indicators: signs of disturbance	Visual assessment of cover, use structured walk or transect	No silt, leachate or artificial drains	Drains can adversely affect hydrology.

Conservation Objective for Open Standing Water

To maintain the open standing water habitat at this site in favourable condition, with particular reference to relevant specific designated interest features. Favourable condition is defined at this site in terms of the following site-specific standards:

Criteria Feature	Attribute	Measure	Site Specific Targets	Comments
Great crested newt, <i>Triturus cristatus</i>	Aquatic macrophyte cover	"Good" cover of marginal vegetation, emergent, submerged and/or floating vegetation to be present in at least 50% of breeding ponds.	Visual assessment between May and mid-September. Record for 4 consecutive years within each 6 year reporting cycle. 1 visit per year required. "Good" defined as: 25% - 100% of margin covered by marginal and emergent species, and 25% - 75% of pond bottom/ midwater/ surface covered by submerged or floating species.	This attribute allows for considerable variation in aquatic vegetation, but should prohibit a majority of ponds becoming overgrown, or suffering severe macrophyte die-back. Short-term algal blooms and duckweed <i>Lemna</i> coverage not normally problematic. Attribute should also serve as a proxy for detecting eutrophication, toxic spills, catastrophic reduction in invertebrate community, or underlying water quality issues; however if other evidence confirms one of these is a serious problem in >50% of ponds and the vegetation cover measures are nonetheless acceptable, then the attribute should fail.
Great crested newt, <i>Triturus</i>	Pond shading by scrub/trees	Sites with <20 breeding ponds: <25% of breeding ponds to have >20% of southern	Visual assessment of extent and orientation of pond margin solidly shaded by scrub/trees directly overhanging	Shading of southern margin is detrimental. Some shading of northern margin is often beneficial. Note that site context is important to

<i>cristatus</i>		margin solidly shaded. Sites with >20 breeding ponds: Use above target in most cases, but if the habitat type and previous newt monitoring suggest a higher extent of shading is acceptable, <50% of breeding ponds to have >20% of southern margin solidly shaded.	or adjacent to margin (not floating or emergent macrophytes). Assess April to June. Record once every 3 years. Shade should only be counted if relatively solid (and therefore likely to cause lower light levels and lower water temperatures).	consider (eg woodland sites should have higher threshold for shading than sand dune sites).
Great crested newt, <i>Triturus cristatus</i>	Terrestrial refuge habitat - structure and quality	Presence of suitable terrestrial refuge habitat – define on site basis.	Visual assessment at any time of year. Record once every 3 years.	High inter-site variation; dependent on site context. Record key features at time of designation and define components providing refuge potential; mark on map. May include discrete features or patches of habitat. Base on habitat structure that (i) provides refuge from extremes of climate (hot, cold, or dry); (ii) provides daytime shelter; (iii) is conducive to invertebrate prey populations. Most important close (<50m) to main breeding ponds. Most often provided by shrub layer, tussocky grass/rushes/sedges, scrub, woodland, leaf litter, cracked clay, quarry spoil, rubble, heaped brash, deadwood, log piles. Eg broadleaved woodland sites may have much undisturbed leaf litter, deadwood and exposed old root systems.
Great crested newt, <i>Triturus cristatus</i>	Pond persistence	Generic target for most sites: Minimum summer water depth 10cm for at least 50% of all or sample 1 breeding ponds on each year of assessment. Note: the target may be adjusted downwards at sites where early desiccation is a natural feature	Record approximate depth of water in identified breeding ponds between mid-August and mid-September. Visual assessment is suitable. Record once every 3 years.	High inter-site variation. Note the requirement for setting site-specific objectives with deviation from the standard target at sites where ponds naturally desiccate more frequently and earlier in the season without negatively affecting population viability. Target setting may require examination of historical site records and weather conditions to assess normal desiccation pattern.

		(e.g. sand dunes, with many small, shallow ponds in close proximity) and where previous records demonstrate this is consistent with population viability. Target may be adjusted upwards at sites supporting ponds that do not normally dry out in summer.		Premature desiccation (ie before mid-July (southern ponds) to mid-August (northern ponds)) is acceptable for all ponds in two out of three years provided highly successful recruitment in third year. Three consecutive years of desiccation with no recruitment should be considered unfavourable. Deep ponds are acceptable at sites where there is no chance of colonisation by fish.
Great crested newt, <i>Triturus cristatus</i>	Terrestrial habitat extent	No loss of area or fragmentation of site (through significant barriers to newt dispersal), compared with status at designation.	Determine area by walking site and comparing with map or aerial photo; most semi-natural habitats within 500m of breeding pond to be included. Assess presence of fragmentation. Any time of year. Record once every 3 years. Fragmentation refers to significant barriers to movement such as walls, buildings, and not, for instance, footpaths or tracks.	Can be modified if there have been major, beneficial habitat alterations since designation
Great crested newt, <i>Triturus cristatus</i>	Fish and wildfowl	Sites with fewer than 5 breeding ponds: Fish and wildfowl problems absent from all ponds. Sites with > 5 breeding ponds: Fish and wildfowl problems absent from >75% of ponds.	Visual assessment, March-September. Record for 4 consecutive years within each 6 year reporting cycle. 1 visit per year required. Look for fish and stocked wildfowl, or evidence of their presence: characteristic disturbance at water surface for fish, high turbidity, nests, droppings at pond margin, major loss of aquatic macrophytes, presence of algal blooms, heavily grazed grasses on bank. Numbers required to fail target: Fish: any number of individuals	Fish refers to all species known to be predators of great crested newt larvae, including stickleback, goldfish, orfe, rudd, pike, roach, perch. Target can be adjusted downwards if regular desiccation is likely, or (exceptionally) if larval survival is high despite fish presence. Target may be adjusted upwards if site is especially vulnerable (e.g. all ponds linked by ditches). "Wildfowl" refers to stocked ducks, swans or geese, and not natural populations of moorhens etc (which are not problematic).

			(need only to determine presence). Wildfowl: > 4 pairs/ha of open water.	
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Appendix III: Potential effects on the Ashdown Forest caused by the plan in combination with other plans or projects

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Brighton and Hove Core Strategy	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
CP48 – Location (v) or (w) Contingency	Recreational disturbance / damage due to	Brighton and Hove Core Strategy	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Proposal West/ South West of East Grinstead (approximately 1,500 homes)	increased visitor numbers			
	Air pollution due to increased traffic flows	Brighton and Hove Core Strategy	n/a – more than 15km from site	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Burgess Hill Town Centre Masterplan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for residential development within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
	Air pollution due to increased traffic flows	Burgess Hill Town Centre Masterplan	Distance of Burgess Hill from Ashdown Forest (over 10km) means that significant effects are unlikely	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Burgess Hill Town Centre Masterplan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for residential development within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
	Air pollution due to increased traffic flows	Burgess Hill Town Centre Masterplan	Distance of Burgess Hill from Ashdown Forest (over 10km) means that significant effects are unlikely	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Burgess Hill Town Centre Masterplan	Distance of Burgess Hill from Ashdown Forest (over 10km) means that significant effects are unlikely	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Burgess Hill Town Centre Masterplan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for residential development within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
	Air pollution due to increased traffic flows	Burgess Hill Town Centre Masterplan	Distance of Burgess Hill from Ashdown Forest (over 10km) means that significant effects are unlikely	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Burgess Hill Town Centre Masterplan	Distance of Burgess Hill from Ashdown Forest (over 10km) means that significant effects are unlikely	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Burgess Hill Town Centre Masterplan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for residential development within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Burgess Hill Town Centre Masterplan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for residential development within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
	Air pollution due to increased traffic flows	Burgess Hill Town Centre Masterplan	Distance of Burgess Hill from Ashdown Forest (over 10km) means that significant effects are unlikely	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Burgess Hill Town Centre Masterplan	Distance of Burgess Hill from Ashdown Forest (over 10km) means that significant effects are unlikely	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Burgess Hill Town Centre Masterplan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for residential development within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Burgess Hill Town Centre Masterplan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for residential development within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
	Air pollution due to	Burgess Hill Town Centre	Distance of Burgess Hill from Ashdown Forest (over 10km) means	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	increased traffic flows	Masterplan	that significant effects are unlikely	
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Burgess Hill Town Centre Masterplan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for residential development within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
	Air pollution due to increased traffic flows	Burgess Hill Town Centre Masterplan	Distance of Burgess Hill from Ashdown Forest (over 10km) means that significant effects are unlikely	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Crawley Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 4,040 new houses within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
	Air pollution due to increased traffic flows	Crawley Core Strategy	Distance of Crawley from Ashdown Forest (approx 10km) means that significant effects are unlikely	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Crawley Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 4,040 new houses within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
	Air pollution due to increased traffic flows	Crawley Core Strategy	Distance of Crawley from Ashdown Forest (approx 10km) means that significant effects are unlikely	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Crawley Core Strategy	Distance of Crawley from Ashdown Forest (approx 10km) means that significant effects are unlikely	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Crawley Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 4,040 new houses within 15km of the site. May be significant pending the outcome of analysis of	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			the Ashdown Forest Visitor Survey	
	Air pollution due to increased traffic flows	Crawley Core Strategy	Distance of Crawley from Ashdown Forest (approx 10km) means that significant effects are unlikely	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Crawley Core Strategy	Distance of Crawley from Ashdown Forest (approx 10km) means that significant effects are unlikely	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Crawley Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 4,040 new houses within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Crawley Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 4,040 new houses within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
	Air pollution due to increased traffic flows	Crawley Core Strategy	Distance of Crawley from Ashdown Forest (approx 10km) means that significant effects are unlikely	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Crawley Core Strategy	Distance of Crawley from Ashdown Forest (approx 10km) means that significant effects are unlikely	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Crawley Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 4,040 new houses within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
CP46 – Managing Under-provision at East	Recreational disturbance / damage due to	Crawley Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 4,040 new houses within 15km of	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Grinstead	increased visitor numbers		the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	
	Air pollution due to increased traffic flows	Crawley Core Strategy	Distance of Crawley from Ashdown Forest (approx 10km) means that significant effects are unlikely	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Crawley Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 4,040 new houses within 15km of the site. May be significant pending the outcome of analysis of the Ashdown Forest Visitor Survey	Y
	Air pollution due to increased traffic flows	Crawley Core Strategy	Distance of Crawley from Ashdown Forest (approx 10km) means that significant effects are unlikely	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Cultural Strategy for East Sussex County Council	The strategy promotes enjoyment of and access to the countryside (including woodland), though the importance of conservation of the High Weald and South Downs AONBs is recognised. The Ashdown Forest is not specifically mentioned in the Strategy	N
	Air pollution due to increased traffic flows	Cultural Strategy for East Sussex County Council	Development of new cultural facilities (mainly in the south of the county) is unlikely to result in air pollution at the Ashdown Forest	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Cultural Strategy for East Sussex County Council	The strategy promotes enjoyment of and access to the countryside (including woodland), though the importance of conservation of the High Weald and South Downs AONBs is recognised. The Ashdown Forest is not specifically mentioned in the Strategy	N
	Air pollution due to increased traffic flows	Cultural Strategy for East Sussex County Council	Development of new cultural facilities (mainly in the south of the county) is unlikely to result in air pollution at the Ashdown Forest	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP4 – New Business Development	Air pollution due to increased traffic flows	Cultural Strategy for East Sussex County Council	Development of new cultural facilities (mainly in the south of the county) is unlikely to result in air pollution at the Ashdown Forest	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Cultural Strategy for East Sussex County Council	The strategy promotes enjoyment of and access to the countryside (including woodland), though the importance of conservation of the High Weald and South Downs AONBs is recognised. The Ashdown Forest is not specifically mentioned in the Strategy	N
	Air pollution due to increased traffic flows	Cultural Strategy for East Sussex County Council	Development of new cultural facilities (mainly in the south of the county) is unlikely to result in air pollution at the Ashdown Forest	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Cultural Strategy for East Sussex County Council	Development of new cultural facilities (mainly in the south of the county) is unlikely to result in air pollution at the Ashdown Forest	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Cultural Strategy for East Sussex County Council	The strategy promotes enjoyment of and access to the countryside (including woodland), though the importance of conservation of the High Weald and South Downs AONBs is recognised. The Ashdown Forest is not specifically mentioned in the Strategy	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Cultural Strategy for East Sussex County Council	The strategy promotes enjoyment of and access to the countryside (including woodland), though the importance of conservation of the High Weald and South Downs AONBs is recognised. The Ashdown Forest is not specifically mentioned in the Strategy	N
	Air pollution due to increased traffic flows	Cultural Strategy for East Sussex County Council	Development of new cultural facilities (mainly in the south of the county) is unlikely to result in air pollution at the Ashdown Forest	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Cultural Strategy for East Sussex County Council	Development of new cultural facilities (mainly in the south of the county) is unlikely to result in air pollution at the Ashdown Forest	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Cultural Strategy for East Sussex County Council	The strategy promotes enjoyment of and access to the countryside (including woodland), though the importance of conservation of the High Weald and South Downs AONBs is recognised. The Ashdown Forest is not specifically mentioned in the Strategy	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Cultural Strategy for East Sussex County Council	The strategy promotes enjoyment of and access to the countryside (including woodland), though the importance of conservation of the High Weald and South Downs AONBs is recognised. The Ashdown Forest is not specifically mentioned in the Strategy	N
	Air pollution due to increased traffic flows	Cultural Strategy for East Sussex County Council	Development of new cultural facilities (mainly in the south of the county) is unlikely to result in air pollution at the Ashdown Forest	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Cultural Strategy for East Sussex County Council	The strategy promotes enjoyment of and access to the countryside (including woodland), though the importance of conservation of the High Weald and South Downs AONBs is recognised. The Ashdown Forest is not specifically mentioned in the Strategy	N
	Air pollution due to increased traffic flows	Cultural Strategy for East Sussex County Council	Development of new cultural facilities (mainly in the south of the county) is unlikely to result in air pollution at the Ashdown Forest	N
CP1 – Locational Principles for New	Recreational disturbance / damage due to	East Grinstead Strategic Development AAP	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 2,500 new houses and a new	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Homes	increased visitor numbers		relief road linked to the A22 approximately 5km from the site	
	Air pollution due to increased traffic flows	East Grinstead Strategic Development AAP	Plans to reduce pollution and tackle congestion could be outweighed by planned increases in housing and employment floorspace (10ha), as well as the new relief road	Y
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	East Grinstead Strategic Development AAP	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 2,500 new houses and a new relief road linked to the A22 approximately 5km from the site	Y
	Air pollution due to increased traffic flows	East Grinstead Strategic Development AAP	Plans to reduce pollution and tackle congestion could be outweighed by planned increases in housing and employment floorspace (10ha), as well as the new relief road	Y
CP4 – New Business Development	Air pollution due to increased traffic flows	East Grinstead Strategic Development AAP	Plans to reduce pollution and tackle congestion could be outweighed by planned increases in housing and employment floorspace (10ha), as well as the new relief road	Y
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	East Grinstead Strategic Development AAP	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 2,500 new houses and a new relief road linked to the A22 approximately 5km from the site	Y
	Air pollution due to increased traffic flows	East Grinstead Strategic Development AAP	Plans to reduce pollution and tackle congestion could be outweighed by planned increases in housing and employment floorspace (10ha), as well as the new relief road	Y
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	East Grinstead Strategic Development AAP	Plans to reduce pollution and tackle congestion could be outweighed by planned increases in housing and employment floorspace (10ha), as well as the new relief road	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	East Grinstead Strategic Development AAP	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 2,500 new houses and a new relief road linked to the A22 approximately 5km from the site	Y
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	East Grinstead Strategic Development AAP	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 2,500 new houses and a new relief road linked to the A22 approximately 5km from the site	Y
	Air pollution due to increased traffic flows	East Grinstead Strategic Development AAP	Plans to reduce pollution and tackle congestion could be outweighed by planned increases in housing and employment floorspace (10ha), as well as the new relief road	Y
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	East Grinstead Strategic Development AAP	Plans to reduce pollution and tackle congestion could be outweighed by planned increases in housing and employment floorspace (10ha), as well as the new relief road	Y
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	East Grinstead Strategic Development AAP	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 2,500 new houses and a new relief road linked to the A22 approximately 5km from the site	Y
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	East Grinstead Strategic Development AAP	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 2,500 new houses and a new relief road linked to the A22 approximately 5km from the site	Y
	Air pollution due to increased traffic flows	East Grinstead Strategic Development AAP	Plans to reduce pollution and tackle congestion could be outweighed by planned increases in housing and employment floorspace (10ha), as well as the new relief road	Y
CP48 – Location (v) or (w) Contingency	Recreational disturbance / damage due to	East Grinstead Strategic Development AAP	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 2,500 new houses and a new	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Proposal West/ South West of East Grinstead (approximately 1,500 homes)	increased visitor numbers		relief road linked to the A22 approximately 5km from the site	
	Air pollution due to increased traffic flows	East Grinstead Strategic Development AAP	Plans to reduce pollution and tackle congestion could be outweighed by planned increases in housing and employment floorspace (10ha), as well as the new relief road	Y
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	n/a	N
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	Continuation of saved policies from existing plan should not increase air pollution (location for possible future developments not yet known), whilst use of rail rather than roads is encouraged for transporting minerals	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	n/a	N
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	Continuation of saved policies from existing plan should not increase air pollution (location for possible future developments not yet known), whilst use of rail rather than roads is encouraged for transporting minerals	N
CP4 – New Business Development	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	Continuation of saved policies from existing plan should not increase air pollution (location for possible future developments not yet known), whilst use of rail rather than roads is encouraged for transporting minerals	N
CP5 – Tourism	Recreational disturbance / damage due to	East Sussex and Brighton & Hove Minerals Local	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	increased visitor numbers	Plan 2001-6		
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	Continuation of saved policies from existing plan should not increase air pollution (location for possible future developments not yet known), whilst use of rail rather than roads is encouraged for transporting minerals	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	Continuation of saved policies from existing plan should not increase air pollution (location for possible future developments not yet known), whilst use of rail rather than roads is encouraged for transporting minerals	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	n/a	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	n/a	N
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	Continuation of saved policies from existing plan should not increase air pollution (location for possible future developments not yet known), whilst use of rail rather than roads is encouraged for transporting minerals	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	Continuation of saved policies from existing plan should not increase air pollution (location for possible future developments not yet known), whilst use of rail rather than roads is encouraged for transporting minerals	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	Continuation of saved policies from existing plan should not increase air pollution (location for possible future developments not yet known), whilst use of rail rather than roads is encouraged for transporting minerals	N
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	Continuation of saved policies from existing plan should not increase air pollution (location for possible future developments not yet known), whilst use of rail rather than roads is encouraged for transporting minerals	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	n/a	N
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Minerals Local Plan 2001-6	Continuation of saved policies from existing plan should not increase air pollution (location for possible future developments not yet known), whilst use of rail rather than roads is encouraged for transporting minerals	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Waste Local Plan	Despite proposals to reduce the amount of waste produced and encourage the use of rail for transporting waste, air pollution due	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			to increased traffic flows along the A22 and A26 is likely as a result of plans for a new Waste Management Facility at Uckfield (approx 5km from the site) to serve the north-western region of East Sussex	
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Waste Local Plan	Despite proposals to reduce the amount of waste produced and encourage the use of rail for transporting waste, air pollution due to increased traffic flows along the A22 and A26 is likely as a result of plans for a new Waste Management Facility at Uckfield (approx 5km from the site) to serve the north-western region of East Sussex	Y
CP4 – New Business Development	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Waste Local Plan	Despite proposals to reduce the amount of waste produced and encourage the use of rail for transporting waste, air pollution due to increased traffic flows along the A22 and A26 is likely as a result of plans for a new Waste Management Facility at Uckfield (approx 5km from the site) to serve the north-western region of East Sussex	Y
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Waste Local Plan	Despite proposals to reduce the amount of waste produced and encourage the use of rail for transporting waste, air pollution due to increased traffic flows along the A22 and A26 is likely as a	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			result of plans for a new Waste Management Facility at Uckfield (approx 5km from the site) to serve the north-western region of East Sussex	
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Waste Local Plan	Despite proposals to reduce the amount of waste produced and encourage the use of rail for transporting waste, air pollution due to increased traffic flows along the A22 and A26 is likely as a result of plans for a new Waste Management Facility at Uckfield (approx 5km from the site) to serve the north-western region of East Sussex	Y
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Waste Local Plan	n/a	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Waste Local Plan	Despite proposals to reduce the amount of waste produced and encourage the use of rail for transporting waste, air pollution due to increased traffic flows along the A22 and A26 is likely as a result of plans for a new Waste Management Facility at Uckfield (approx 5km from the site) to serve the north-western region of East Sussex	Y
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Waste Local Plan	Despite proposals to reduce the amount of waste produced and encourage the use of rail for transporting waste, air pollution due to increased traffic flows along the A22 and A26 is likely as a result of plans for a new Waste Management Facility at Uckfield	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			(approx 5km from the site) to serve the north-western region of East Sussex	
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Waste Local Plan	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Waste Local Plan	Despite proposals to reduce the amount of waste produced and encourage the use of rail for transporting waste, air pollution due to increased traffic flows along the A22 and A26 is likely as a result of plans for a new Waste Management Facility at Uckfield (approx 5km from the site) to serve the north-western region of East Sussex	Y
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	East Sussex and Brighton & Hove Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	East Sussex and Brighton & Hove Waste Local Plan	Despite proposals to reduce the amount of waste produced and encourage the use of rail for transporting waste, air pollution due to increased traffic flows along the A22 and A26 is likely as a result of plans for a new Waste Management Facility at Uckfield (approx 5km from the site) to serve the north-western region of East Sussex	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Gatwick Airport Interim Masterplan	n/a	N
	Air pollution due to increased traffic flows	Gatwick Airport Interim Masterplan	Air pollution due to increased traffic flows on the ground and in the air as a result of plans to increase the number of passengers using Gatwick by 22% by 2015	Y
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Gatwick Airport Interim Masterplan	n/a	N
	Air pollution due to increased traffic flows	Gatwick Airport Interim Masterplan	Air pollution due to increased traffic flows on the ground and in the air as a result of plans to increase the number of passengers using Gatwick by 22% by 2015	Y
CP4 – New Business Development	Air pollution due to increased traffic flows	Gatwick Airport Interim Masterplan	Air pollution due to increased traffic flows on the ground and in the air as a result of plans to increase the number of passengers using Gatwick by 22% by 2015	Y
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Gatwick Airport Interim Masterplan	n/a	N
	Air pollution due to increased traffic flows	Gatwick Airport Interim Masterplan	Air pollution due to increased traffic flows on the ground and in the air as a result of plans to increase the number of passengers using Gatwick by 22% by 2015	Y
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Gatwick Airport Interim Masterplan	Air pollution due to increased traffic flows on the ground and in the air as a result of plans to increase the number of passengers using Gatwick by 22% by 2015	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Gatwick Airport Interim Masterplan	n/a	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Gatwick Airport Interim Masterplan	n/a	N
	Air pollution due to increased traffic flows	Gatwick Airport Interim Masterplan	Air pollution due to increased traffic flows on the ground and in the air as a result of plans to increase the number of passengers using Gatwick by 22% by 2015	Y
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Gatwick Airport Interim Masterplan	Air pollution due to increased traffic flows on the ground and in the air as a result of plans to increase the number of passengers using Gatwick by 22% by 2015	Y
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Gatwick Airport Interim Masterplan	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Gatwick Airport Interim Masterplan	n/a	N
	Air pollution due to increased traffic flows	Gatwick Airport Interim Masterplan	Air pollution due to increased traffic flows on the ground and in the air as a result of plans to increase the number of passengers using Gatwick by 22% by 2015	Y
CP48 – Location (v) or (w) Contingency	Recreational disturbance / damage due to	Gatwick Airport Interim Masterplan	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Proposal West/ South West of East Grinstead (approximately 1,500 homes)	increased visitor numbers			
	Air pollution due to increased traffic flows	Gatwick Airport Interim Masterplan	Air pollution due to increased traffic flows on the ground and in the air as a result of plans to increase the number of passengers using Gatwick by 22% by 2015	Y
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Horsham Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Horsham Core Strategy	n/a – more than 15km from site	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Horsham Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Horsham Core Strategy	n/a – more than 15km from site	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Horsham Core Strategy	n/a – more than 15km from site	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Horsham Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Horsham Core Strategy	n/a – more than 15km from site	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Horsham Core Strategy	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Horsham Core Strategy	n/a – more than 15km from site	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Horsham Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Horsham Core Strategy	n/a – more than 15km from site	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Horsham Core Strategy	n/a – more than 15km from site	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Horsham Core Strategy	n/a – more than 15km from site	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Horsham Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Horsham Core Strategy	n/a – more than 15km from site	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Horsham Core Strategy	n/a – more than 15km from site	N
	Air pollution due to	Horsham Core Strategy	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
(approximately 1,500 homes)	increased traffic flows			
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
CP5 – Tourism	Recreational disturbance / damage due to	Joint AAP for the Strategic Development	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	increased visitor numbers	Location West and North-West of Crawley		
	Air pollution due to increased traffic flows	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
CP21 – New Employment in East	Air pollution due to increased traffic flows	Joint AAP for the Strategic Development	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Grinstead		Location West and North-West of Crawley		
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Joint AAP for the Strategic Development Location West and North-West of Crawley	n/a – more than 15km from site	N
CP1 – Locational Principles for New	Recreational disturbance / damage due to	Kent Minerals Local Plan	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Homes	increased visitor numbers			
	Air pollution due to increased traffic flows	Kent Minerals Local Plan	The recent proposal for extraction of construction aggregates at Postern Park Quarry in Tonbridge (over 15km from the Ashdown Forest) is unlikely to affect air pollution at the site	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Kent Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	Kent Minerals Local Plan	The recent proposal for extraction of construction aggregates at Postern Park Quarry in Tonbridge (over 15km from the Ashdown Forest) is unlikely to affect air pollution at the site	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Kent Minerals Local Plan	The recent proposal for extraction of construction aggregates at Postern Park Quarry in Tonbridge (over 15km from the Ashdown Forest) is unlikely to affect air pollution at the site	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Kent Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	Kent Minerals Local Plan	The recent proposal for extraction of construction aggregates at Postern Park Quarry in Tonbridge (over 15km from the Ashdown Forest) is unlikely to affect air pollution at the site	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Kent Minerals Local Plan	The recent proposal for extraction of construction aggregates at Postern Park Quarry in Tonbridge (over 15km from the Ashdown Forest) is unlikely to affect air pollution at the site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Kent Minerals Local Plan	n/a	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Kent Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	Kent Minerals Local Plan	The recent proposal for extraction of construction aggregates at Postern Park Quarry in Tonbridge (over 15km from the Ashdown Forest) is unlikely to affect air pollution at the site	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Kent Minerals Local Plan	The recent proposal for extraction of construction aggregates at Postern Park Quarry in Tonbridge (over 15km from the Ashdown Forest) is unlikely to affect air pollution at the site	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Kent Minerals Local Plan	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Kent Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	Kent Minerals Local Plan	The recent proposal for extraction of construction aggregates at Postern Park Quarry in Tonbridge (over 15km from the Ashdown Forest) is unlikely to affect air pollution at the site	N
CP48 – Location (v) or (w) Contingency	Recreational disturbance / damage due to	Kent Minerals Local Plan	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Proposal West/ South West of East Grinstead (approximately 1,500 homes)	increased visitor numbers			
	Air pollution due to increased traffic flows	Kent Minerals Local Plan	The recent proposal for extraction of construction aggregates at Postern Park Quarry in Tonbridge (over 15km from the Ashdown Forest) is unlikely to affect air pollution at the site	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Kent Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	Kent Waste Local Plan	The closest waste recycling facility proposed in the original plan is to the north of Tunbridge Wells (approx 15km from the Ashdown Forest). It has already been constructed and is unlikely to affect air pollution at the site	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Kent Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	Kent Waste Local Plan	The closest waste recycling facility proposed in the original plan is to the north of Tunbridge Wells (approx 15km from the Ashdown Forest). It has already been constructed and is unlikely to affect air pollution at the site	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Kent Waste Local Plan	The closest waste recycling facility proposed in the original plan is to the north of Tunbridge Wells (approx 15km from the Ashdown Forest). It has already been constructed and is unlikely to affect air pollution at the site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Kent Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	Kent Waste Local Plan	The closest waste recycling facility proposed in the original plan is to the north of Tunbridge Wells (approx 15km from the Ashdown Forest). It has already been constructed and is unlikely to affect air pollution at the site	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Kent Waste Local Plan	The closest waste recycling facility proposed in the original plan is to the north of Tunbridge Wells (approx 15km from the Ashdown Forest). It has already been constructed and is unlikely to affect air pollution at the site	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Kent Waste Local Plan	n/a	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Kent Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	Kent Waste Local Plan	The closest waste recycling facility proposed in the original plan is to the north of Tunbridge Wells (approx 15km from the Ashdown Forest). It has already been constructed and is unlikely to affect air pollution at the site	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Kent Waste Local Plan	The closest waste recycling facility proposed in the original plan is to the north of Tunbridge Wells (approx 15km from the Ashdown Forest). It has already been constructed and is unlikely	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			to affect air pollution at the site	
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Kent Waste Local Plan	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Kent Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	Kent Waste Local Plan	The closest waste recycling facility proposed in the original plan is to the north of Tunbridge Wells (approx 15km from the Ashdown Forest). It has already been constructed and is unlikely to affect air pollution at the site	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Kent Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	Kent Waste Local Plan	The closest waste recycling facility proposed in the original plan is to the north of Tunbridge Wells (approx 15km from the Ashdown Forest). It has already been constructed and is unlikely to affect air pollution at the site	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Lewes Core Strategy	77% of the planned 4,400 new housing developments are to be located in the south of the district close to the coast and South Downs, so recreational disturbance at the Ashdown Forest is unlikely	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	Air pollution due to increased traffic flows	Lewes Core Strategy	The majority of residential and employment space developments are to be located in the south of the district close to the coast and South Downs, so air pollution at the Ashdown Forest is unlikely	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Lewes Core Strategy	77% of the planned 4,400 new housing developments are to be located in the south of the district close to the coast and South Downs, so recreational disturbance at the Ashdown Forest is unlikely	N
	Air pollution due to increased traffic flows	Lewes Core Strategy	The majority of residential and employment space developments are to be located in the south of the district close to the coast and South Downs, so air pollution at the Ashdown Forest is unlikely	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Lewes Core Strategy	The majority of residential and employment space developments are to be located in the south of the district close to the coast and South Downs, so air pollution at the Ashdown Forest is unlikely	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Lewes Core Strategy	77% of the planned 4,400 new housing developments are to be located in the south of the district close to the coast and South Downs, so recreational disturbance at the Ashdown Forest is unlikely	N
	Air pollution due to increased traffic flows	Lewes Core Strategy	The majority of residential and employment space developments are to be located in the south of the district close to the coast and South Downs, so air pollution at the Ashdown Forest is unlikely	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Lewes Core Strategy	The majority of residential and employment space developments are to be located in the south of the district close to the coast and South Downs, so air pollution at the Ashdown Forest is unlikely	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Lewes Core Strategy	77% of the planned 4,400 new housing developments are to be located in the south of the district close to the coast and South Downs, so recreational disturbance at the Ashdown Forest is unlikely	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Lewes Core Strategy	77% of the planned 4,400 new housing developments are to be located in the south of the district close to the coast and South Downs, so recreational disturbance at the Ashdown Forest is unlikely	N
	Air pollution due to increased traffic flows	Lewes Core Strategy	The majority of residential and employment space developments are to be located in the south of the district close to the coast and South Downs, so air pollution at the Ashdown Forest is unlikely	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Lewes Core Strategy	The majority of residential and employment space developments are to be located in the south of the district close to the coast and South Downs, so air pollution at the Ashdown Forest is unlikely	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Lewes Core Strategy	77% of the planned 4,400 new housing developments are to be located in the south of the district close to the coast and South Downs, so recreational disturbance at the Ashdown Forest is unlikely	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Lewes Core Strategy	77% of the planned 4,400 new housing developments are to be located in the south of the district close to the coast and South Downs, so recreational disturbance at the Ashdown Forest is unlikely	N
	Air pollution due to increased traffic flows	Lewes Core Strategy	The majority of residential and employment space developments are to be located in the south of the district close to the coast and South Downs, so air pollution at the Ashdown Forest is unlikely	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Lewes Core Strategy	77% of the planned 4,400 new housing developments are to be located in the south of the district close to the coast and South Downs, so recreational disturbance at the Ashdown Forest is unlikely	N
	Air pollution due to increased traffic flows	Lewes Core Strategy	The majority of residential and employment space developments are to be located in the south of the district close to the coast and South Downs, so air pollution at the Ashdown Forest is unlikely	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Local Transport Plan for East Sussex	n/a	N
	Air pollution due to increased traffic flows	Local Transport Plan for East Sussex	Positive effect due to plans to reduce congestion and improve air quality	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Local Transport Plan for East Sussex	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	Air pollution due to increased traffic flows	Local Transport Plan for East Sussex	Positive effect due to plans to reduce congestion and improve air quality	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Local Transport Plan for East Sussex	Positive effect due to plans to reduce congestion and improve air quality	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Local Transport Plan for East Sussex	n/a	N
	Air pollution due to increased traffic flows	Local Transport Plan for East Sussex	Positive effect due to plans to reduce congestion and improve air quality	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Local Transport Plan for East Sussex	Positive effect due to plans to reduce congestion and improve air quality	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Local Transport Plan for East Sussex	n/a	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Local Transport Plan for East Sussex	n/a	N
	Air pollution due to increased traffic flows	Local Transport Plan for East Sussex	Positive effect due to plans to reduce congestion and improve air quality	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Local Transport Plan for East Sussex	Positive effect due to plans to reduce congestion and improve air quality	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Local Transport Plan for East Sussex	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Local Transport Plan for East Sussex	n/a	N
	Air pollution due to increased traffic flows	Local Transport Plan for East Sussex	Positive effect due to plans to reduce congestion and improve air quality	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Local Transport Plan for East Sussex	n/a	N
	Air pollution due to increased traffic flows	Local Transport Plan for East Sussex	Positive effect due to plans to reduce congestion and improve air quality	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Mid Sussex Small Scale Housing Allocations Document	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
	Air pollution due to increased traffic flows	Mid Sussex Small Scale Housing Allocations Document	Air pollution due to increased traffic flows as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Mid Sussex Small Scale Housing Allocations Document	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	Air pollution due to increased traffic flows	Mid Sussex Small Scale Housing Allocations Document	Air pollution due to increased traffic flows as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
CP4 – New Business Development	Air pollution due to increased traffic flows	Mid Sussex Small Scale Housing Allocations Document	Air pollution due to increased traffic flows as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Mid Sussex Small Scale Housing Allocations Document	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
	Air pollution due to increased traffic flows	Mid Sussex Small Scale Housing Allocations Document	Air pollution due to increased traffic flows as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Mid Sussex Small Scale Housing Allocations Document	Air pollution due to increased traffic flows as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Mid Sussex Small Scale Housing Allocations Document	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Mid Sussex Small Scale Housing Allocations Document	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
	Air pollution due to increased traffic flows	Mid Sussex Small Scale Housing Allocations Document	Air pollution due to increased traffic flows as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Mid Sussex Small Scale Housing Allocations Document	Air pollution due to increased traffic flows as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Mid Sussex Small Scale Housing Allocations Document	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Mid Sussex Small Scale Housing Allocations Document	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
	Air pollution due to increased traffic flows	Mid Sussex Small Scale Housing Allocations Document	Air pollution due to increased traffic flows as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Mid Sussex Small Scale Housing Allocations Document	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
	Air pollution due to increased traffic flows	Mid Sussex Small Scale Housing Allocations Document	Air pollution due to increased traffic flows as a result of plans for 1,331 new houses within 15km of the site, 28% of which to be within 5km of the site	Y
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Redhill Town Centre AAP	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Redhill Town Centre AAP	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Redhill Town Centre AAP	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Redhill Town Centre AAP	n/a – more than 15km from site	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Redhill Town Centre AAP	n/a – more than 15km from site	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Redhill Town Centre AAP	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Redhill Town Centre AAP	n/a – more than 15km from site	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Redhill Town Centre AAP	n/a – more than 15km from site	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Redhill Town Centre AAP	n/a – more than 15km from site	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Redhill Town Centre AAP	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Redhill Town Centre AAP	n/a – more than 15km from site	N
CP21 – New	Air pollution due to	Redhill Town Centre AAP	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Employment in East Grinstead	increased traffic flows			
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Redhill Town Centre AAP	n/a – more than 15km from site	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Redhill Town Centre AAP	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Redhill Town Centre AAP	n/a – more than 15km from site	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Redhill Town Centre AAP	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Redhill Town Centre AAP	n/a – more than 15km from site	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Regional Economic Strategy for the South East	n/a	N
	Air pollution due to increased traffic flows	Regional Economic Strategy for the South East	The benefits of targets to reduce road congestion and pollution levels are likely to be outweighed by planned increases in the business stock (by 35%) and employment levels (an additional 110,000 jobs) by 2016, as well as plans for more housing and	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			infrastructure. However, the location of proposals is not specified, and is unlikely to affect the Ashdown Forest	
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Regional Economic Strategy for the South East	n/a	N
	Air pollution due to increased traffic flows	Regional Economic Strategy for the South East	The benefits of targets to reduce road congestion and pollution levels are likely to be outweighed by planned increases in the business stock (by 35%) and employment levels (an additional 110,000 jobs) by 2016, as well as plans for more housing and infrastructure. However, the location of proposals is not specified, and is unlikely to affect the Ashdown Forest	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Regional Economic Strategy for the South East	The benefits of targets to reduce road congestion and pollution levels are likely to be outweighed by planned increases in the business stock (by 35%) and employment levels (an additional 110,000 jobs) by 2016, as well as plans for more housing and infrastructure. However, the location of proposals is not specified, and is unlikely to affect the Ashdown Forest	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Regional Economic Strategy for the South East	n/a	N
	Air pollution due to increased traffic flows	Regional Economic Strategy for the South East	The benefits of targets to reduce road congestion and pollution levels are likely to be outweighed by planned increases in the business stock (by 35%) and employment levels (an additional 110,000 jobs) by 2016, as well as plans for more housing and infrastructure. However, the location of proposals is not	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			specified, and is unlikely to affect the Ashdown Forest	
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Regional Economic Strategy for the South East	The benefits of targets to reduce road congestion and pollution levels are likely to be outweighed by planned increases in the business stock (by 35%) and employment levels (an additional 110,000 jobs) by 2016, as well as plans for more housing and infrastructure. However, the location of proposals is not specified, and is unlikely to affect the Ashdown Forest	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Regional Economic Strategy for the South East	n/a	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Regional Economic Strategy for the South East	n/a	N
	Air pollution due to increased traffic flows	Regional Economic Strategy for the South East	The benefits of targets to reduce road congestion and pollution levels are likely to be outweighed by planned increases in the business stock (by 35%) and employment levels (an additional 110,000 jobs) by 2016, as well as plans for more housing and infrastructure. However, the location of proposals is not specified, and is unlikely to affect the Ashdown Forest	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Regional Economic Strategy for the South East	The benefits of targets to reduce road congestion and pollution levels are likely to be outweighed by planned increases in the business stock (by 35%) and employment levels (an additional 110,000 jobs) by 2016, as well as plans for more housing and infrastructure. However, the location of proposals is not	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			specified, and is unlikely to affect the Ashdown Forest	
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Regional Economic Strategy for the South East	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Regional Economic Strategy for the South East	n/a	N
	Air pollution due to increased traffic flows	Regional Economic Strategy for the South East	The benefits of targets to reduce road congestion and pollution levels are likely to be outweighed by planned increases in the business stock (by 35%) and employment levels (an additional 110,000 jobs) by 2016, as well as plans for more housing and infrastructure. However, the location of proposals is not specified, and is unlikely to affect the Ashdown Forest	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Regional Economic Strategy for the South East	n/a	N
	Air pollution due to increased traffic flows	Regional Economic Strategy for the South East	The benefits of targets to reduce road congestion and pollution levels are likely to be outweighed by planned increases in the business stock (by 35%) and employment levels (an additional 110,000 jobs) by 2016, as well as plans for more housing and infrastructure. However, the location of proposals is not specified, and is unlikely to affect the Ashdown Forest	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
CP20 – Broad	Recreational disturbance	Reigate and Banstead	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Locations in East Grinstead	/ damage due to increased visitor numbers	Core Strategy		
	Air pollution due to increased traffic flows	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Reigate and Banstead Core Strategy	n/a – more than 15km from site	N
CP1 – Locational Principles for New	Recreational disturbance / damage due to	Rother Core Strategy	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Homes	increased visitor numbers			
	Air pollution due to increased traffic flows	Rother Core Strategy	n/a – more than 15km from site	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Rother Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Rother Core Strategy	n/a – more than 15km from site	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Rother Core Strategy	n/a – more than 15km from site	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Rother Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Rother Core Strategy	n/a – more than 15km from site	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Rother Core Strategy	n/a – more than 15km from site	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Rother Core Strategy	n/a – more than 15km from site	N
CP20 – Broad Locations in East	Recreational disturbance / damage due to	Rother Core Strategy	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Grinstead	increased visitor numbers			
	Air pollution due to increased traffic flows	Rother Core Strategy	n/a – more than 15km from site	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Rother Core Strategy	n/a – more than 15km from site	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Rother Core Strategy	n/a – more than 15km from site	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Rother Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Rother Core Strategy	n/a – more than 15km from site	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Rother Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Rother Core Strategy	n/a – more than 15km from site	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Sevenoaks Core Strategy	The majority of the 3,100 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest)	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			recreational disturbance at the site is unlikely	
	Air pollution due to increased traffic flows	Sevenoaks Core Strategy	The majority of the planned housing, employment, retail and leisure developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Sevenoaks Core Strategy	The majority of the 3,100 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
	Air pollution due to increased traffic flows	Sevenoaks Core Strategy	The majority of the planned housing, employment, retail and leisure developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Sevenoaks Core Strategy	The majority of the planned housing, employment, retail and leisure developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Sevenoaks Core Strategy	The majority of the 3,100 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
	Air pollution due to increased traffic flows	Sevenoaks Core Strategy	The majority of the planned housing, employment, retail and leisure developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Sevenoaks Core Strategy	The majority of the planned housing, employment, retail and leisure developments are expected to be located in the north of	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			the district, so air pollution at the site is unlikely	
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Sevenoaks Core Strategy	The majority of the 3,100 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Sevenoaks Core Strategy	The majority of the 3,100 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
	Air pollution due to increased traffic flows	Sevenoaks Core Strategy	The majority of the planned housing, employment, retail and leisure developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Sevenoaks Core Strategy	The majority of the planned housing, employment, retail and leisure developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Sevenoaks Core Strategy	The majority of the 3,100 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Sevenoaks Core Strategy	The majority of the 3,100 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
	Air pollution due to	Sevenoaks Core Strategy	The majority of the planned housing, employment, retail and	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	increased traffic flows		leisure developments are expected to be located in the north of the district, so air pollution at the site is unlikely	
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Sevenoaks Core Strategy	The majority of the 3,100 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
	Air pollution due to increased traffic flows	Sevenoaks Core Strategy	The majority of the planned housing, employment, retail and leisure developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	South East Plan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 43,840 new homes in local authority areas which fall within 15km of the site	Y
	Air pollution due to increased traffic flows	South East Plan	Air pollution due to increased traffic flows as a result of plans for 43,840 new homes, employment and retail development (no figures or locations given), and road/rail development as part of the Regional Transport Strategy (no locations given) in local authority areas which fall within 15km of the site	Y
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	South East Plan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 43,840 new homes in local authority areas which fall within 15km of the site	Y
	Air pollution due to increased traffic flows	South East Plan	Air pollution due to increased traffic flows as a result of plans for 43,840 new homes, employment and retail development (no figures or locations given), and road/rail development as part of the Regional Transport Strategy (no locations given) in local	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			authority areas which fall within 15km of the site	
CP4 – New Business Development	Air pollution due to increased traffic flows	South East Plan	Air pollution due to increased traffic flows as a result of plans for 43,840 new homes, employment and retail development (no figures or locations given), and road/rail development as part of the Regional Transport Strategy (no locations given) in local authority areas which fall within 15km of the site	Y
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	South East Plan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 43,840 new homes in local authority areas which fall within 15km of the site	Y
	Air pollution due to increased traffic flows	South East Plan	Air pollution due to increased traffic flows as a result of plans for 43,840 new homes, employment and retail development (no figures or locations given), and road/rail development as part of the Regional Transport Strategy (no locations given) in local authority areas which fall within 15km of the site	Y
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	South East Plan	Air pollution due to increased traffic flows as a result of plans for 43,840 new homes, employment and retail development (no figures or locations given), and road/rail development as part of the Regional Transport Strategy (no locations given) in local authority areas which fall within 15km of the site	Y
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	South East Plan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 43,840 new homes in local authority areas which fall within 15km of the site	Y
CP20 – Broad Locations in East	Recreational disturbance / damage due to	South East Plan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 43,840 new homes in local	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Grinstead	increased visitor numbers		authority areas which fall within 15km of the site	
	Air pollution due to increased traffic flows	South East Plan	Air pollution due to increased traffic flows as a result of plans for 43,840 new homes, employment and retail development (no figures or locations given), and road/rail development as part of the Regional Transport Strategy (no locations given) in local authority areas which fall within 15km of the site	Y
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	South East Plan	Air pollution due to increased traffic flows as a result of plans for 43,840 new homes, employment and retail development (no figures or locations given), and road/rail development as part of the Regional Transport Strategy (no locations given) in local authority areas which fall within 15km of the site	Y
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	South East Plan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 43,840 new homes in local authority areas which fall within 15km of the site	Y
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	South East Plan	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 43,840 new homes in local authority areas which fall within 15km of the site	Y
	Air pollution due to increased traffic flows	South East Plan	Air pollution due to increased traffic flows as a result of plans for 43,840 new homes, employment and retail development (no figures or locations given), and road/rail development as part of the Regional Transport Strategy (no locations given) in local authority areas which fall within 15km of the site	Y
CP48 – Location (v) or	Recreational disturbance	South East Plan	Recreational disturbance / damage due to increased visitor	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
(w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	/ damage due to increased visitor numbers		numbers as a result of plans for 43,840 new homes in local authority areas which fall within 15km of the site	
	Air pollution due to increased traffic flows	South East Plan	Air pollution due to increased traffic flows as a result of plans for 43,840 new homes, employment and retail development (no figures or locations given), and road/rail development as part of the Regional Transport Strategy (no locations given) in local authority areas which fall within 15km of the site	Y
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses include those in the Mid Sussex Core Strategy	N
	Air pollution due to increased traffic flows	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses and transport infrastructure improvements include those in the Mid Sussex Core Strategy	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses include those in the Mid Sussex Core Strategy	N
	Air pollution due to increased traffic flows	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses and transport infrastructure improvements include those in the Mid Sussex Core Strategy	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses and transport infrastructure improvements include those in the Mid Sussex Core Strategy	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses include those in the Mid Sussex Core Strategy	N
	Air pollution due to increased traffic flows	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses and transport infrastructure improvements include those in the Mid Sussex Core Strategy	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses and transport infrastructure improvements include those in the Mid Sussex Core Strategy	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses include those in the Mid Sussex Core Strategy	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses include those in the Mid Sussex Core Strategy	N
	Air pollution due to increased traffic flows	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses and transport infrastructure improvements include those in the Mid Sussex Core Strategy	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses and transport infrastructure improvements include those in the Mid Sussex Core Strategy	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses include those in the Mid Sussex Core Strategy	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses include those in the Mid Sussex Core Strategy	N
	Air pollution due to increased traffic flows	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses and transport infrastructure improvements include those in the Mid Sussex Core Strategy	N
CP48 – Location (v) or (w) Contingency	Recreational disturbance / damage due to	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses include those in the Mid Sussex Core Strategy	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Proposal West/ South West of East Grinstead (approximately 1,500 homes)	increased visitor numbers			
	Air pollution due to increased traffic flows	Strategy for the Gatwick Sub-Region	n/a - the planned 33,000 new houses and transport infrastructure improvements include those in the Mid Sussex Core Strategy	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Surrey Local Transport Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Local Transport Plan	Positive effect due to plans to reduce the adverse effects of motorised transport, including congestion and air pollution	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Surrey Local Transport Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Local Transport Plan	Positive effect due to plans to reduce the adverse effects of motorised transport, including congestion and air pollution	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Surrey Local Transport Plan	Positive effect due to plans to reduce the adverse effects of motorised transport, including congestion and air pollution	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Surrey Local Transport Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Local Transport Plan	Positive effect due to plans to reduce the adverse effects of motorised transport, including congestion and air pollution	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Surrey Local Transport Plan	Positive effect due to plans to reduce the adverse effects of motorised transport, including congestion and air pollution	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Surrey Local Transport Plan	n/a	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Surrey Local Transport Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Local Transport Plan	Positive effect due to plans to reduce the adverse effects of motorised transport, including congestion and air pollution	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Surrey Local Transport Plan	Positive effect due to plans to reduce the adverse effects of motorised transport, including congestion and air pollution	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Surrey Local Transport Plan	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Surrey Local Transport Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Local Transport Plan	Positive effect due to plans to reduce the adverse effects of motorised transport, including congestion and air pollution	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Surrey Local Transport Plan	n/a	N
	Air pollution due to	Surrey Local Transport	Positive effect due to plans to reduce the adverse effects of	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
(approximately 1,500 homes)	increased traffic flows	Plan	motorised transport, including congestion and air pollution	
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Surrey Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Minerals Local Plan	The closest mineral extraction sites introduced as a result of the Plan are located in the region of Oxted and Caterham (approx 20km from the Ashdown Forest) and serve areas to the north and west	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Surrey Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Minerals Local Plan	The closest mineral extraction sites introduced as a result of the Plan are located in the region of Oxted and Caterham (approx 20km from the Ashdown Forest) and serve areas to the north and west	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Surrey Minerals Local Plan	The closest mineral extraction sites introduced as a result of the Plan are located in the region of Oxted and Caterham (approx 20km from the Ashdown Forest) and serve areas to the north and west	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Surrey Minerals Local Plan	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	Air pollution due to increased traffic flows	Surrey Minerals Local Plan	The closest mineral extraction sites introduced as a result of the Plan are located in the region of Oxted and Caterham (approx 20km from the Ashdown Forest) and serve areas to the north and west	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Surrey Minerals Local Plan	The closest mineral extraction sites introduced as a result of the Plan are located in the region of Oxted and Caterham (approx 20km from the Ashdown Forest) and serve areas to the north and west	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Surrey Minerals Local Plan	n/a	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Surrey Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Minerals Local Plan	The closest mineral extraction sites introduced as a result of the Plan are located in the region of Oxted and Caterham (approx 20km from the Ashdown Forest) and serve areas to the north and west	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Surrey Minerals Local Plan	The closest mineral extraction sites introduced as a result of the Plan are located in the region of Oxted and Caterham (approx 20km from the Ashdown Forest) and serve areas to the north and west	N
CP23 – Broad Locations in and	Recreational disturbance / damage due to	Surrey Minerals Local Plan	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
around Haywards Heath/ Lindfield	increased visitor numbers			
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Surrey Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Minerals Local Plan	The closest mineral extraction sites introduced as a result of the Plan are located in the region of Oxted and Caterham (approx 20km from the Ashdown Forest) and serve areas to the north and west	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Surrey Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Minerals Local Plan	The closest mineral extraction sites introduced as a result of the Plan are located in the region of Oxted and Caterham (approx 20km from the Ashdown Forest) and serve areas to the north and west	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Surrey Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Waste Local Plan	The closest waste facility introduced as a result of the Plan is at Redhill (approx 20km from the Ashdown Forest) so air pollution at the site is unlikely	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to	Surrey Waste Local Plan	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	increased visitor numbers			
	Air pollution due to increased traffic flows	Surrey Waste Local Plan	The closest waste facility introduced as a result of the Plan is at Redhill (approx 20km from the Ashdown Forest) so air pollution at the site is unlikely	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Surrey Waste Local Plan	The closest waste facility introduced as a result of the Plan is at Redhill (approx 20km from the Ashdown Forest) so air pollution at the site is unlikely	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Surrey Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Waste Local Plan	The closest waste facility introduced as a result of the Plan is at Redhill (approx 20km from the Ashdown Forest) so air pollution at the site is unlikely	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Surrey Waste Local Plan	The closest waste facility introduced as a result of the Plan is at Redhill (approx 20km from the Ashdown Forest) so air pollution at the site is unlikely	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Surrey Waste Local Plan	n/a	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Surrey Waste Local Plan	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	Air pollution due to increased traffic flows	Surrey Waste Local Plan	The closest waste facility introduced as a result of the Plan is at Redhill (approx 20km from the Ashdown Forest) so air pollution at the site is unlikely	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Surrey Waste Local Plan	The closest waste facility introduced as a result of the Plan is at Redhill (approx 20km from the Ashdown Forest) so air pollution at the site is unlikely	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Surrey Waste Local Plan	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Surrey Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Waste Local Plan	The closest waste facility introduced as a result of the Plan is at Redhill (approx 20km from the Ashdown Forest) so air pollution at the site is unlikely	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Surrey Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	Surrey Waste Local Plan	The closest waste facility introduced as a result of the Plan is at Redhill (approx 20km from the Ashdown Forest) so air pollution at the site is unlikely	N
CP1 – Locational Principles for New	Recreational disturbance / damage due to	Tandridge Core Strategy	The majority of the 2,200 planned housing developments are expected to be located in the north of the district, so (pending	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Homes	increased visitor numbers		data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	
	Air pollution due to increased traffic flows	Tandridge Core Strategy	The majority of the planned housing, industrial and commercial developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Tandridge Core Strategy	The majority of the 2,200 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
	Air pollution due to increased traffic flows	Tandridge Core Strategy	The majority of the planned housing, industrial and commercial developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Tandridge Core Strategy	The majority of the planned housing, industrial and commercial developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Tandridge Core Strategy	The majority of the 2,200 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
	Air pollution due to increased traffic flows	Tandridge Core Strategy	The majority of the planned housing, industrial and commercial developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Tandridge Core Strategy	The majority of the planned housing, industrial and commercial developments are expected to be located in the north of the	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			district, so air pollution at the site is unlikely	
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Tandridge Core Strategy	The majority of the 2,200 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Tandridge Core Strategy	The majority of the 2,200 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
	Air pollution due to increased traffic flows	Tandridge Core Strategy	The majority of the planned housing, industrial and commercial developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Tandridge Core Strategy	The majority of the planned housing, industrial and commercial developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Tandridge Core Strategy	The majority of the 2,200 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Tandridge Core Strategy	The majority of the 2,200 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
	Air pollution due to	Tandridge Core Strategy	The majority of the planned housing, industrial and commercial	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	increased traffic flows		developments are expected to be located in the north of the district, so air pollution at the site is unlikely	
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Tandridge Core Strategy	The majority of the 2,200 planned housing developments are expected to be located in the north of the district, so (pending data on the catchment area for visitors to the Ashdown Forest) recreational disturbance at the site is unlikely	N
	Air pollution due to increased traffic flows	Tandridge Core Strategy	The majority of the planned housing, industrial and commercial developments are expected to be located in the north of the district, so air pollution at the site is unlikely	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	Air pollution due to increased traffic flows	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Tonbridge and Malling Core Strategy	n/a – more than 15km from site	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Tonbridge Central AAP	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Tonbridge Central AAP	n/a – more than 15km from site	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Tonbridge Central AAP	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Tonbridge Central AAP	n/a – more than 15km from site	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Tonbridge Central AAP	n/a – more than 15km from site	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Tonbridge Central AAP	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Tonbridge Central AAP	n/a – more than 15km from site	N
CP6 – Retail Hierarchy	Air pollution due to	Tonbridge Central AAP	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	increased traffic flows			
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Tonbridge Central AAP	n/a – more than 15km from site	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Tonbridge Central AAP	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Tonbridge Central AAP	n/a – more than 15km from site	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Tonbridge Central AAP	n/a – more than 15km from site	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Tonbridge Central AAP	n/a – more than 15km from site	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Tonbridge Central AAP	n/a – more than 15km from site	N
	Air pollution due to increased traffic flows	Tonbridge Central AAP	n/a – more than 15km from site	N
CP48 – Location (v) or (w) Contingency Proposal West/ South	Recreational disturbance / damage due to increased visitor numbers	Tonbridge Central AAP	n/a – more than 15km from site	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
West of East Grinstead (approximately 1,500 homes)	Air pollution due to increased traffic flows	Tonbridge Central AAP	n/a – more than 15km from site	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Transport Plan for West Sussex	n/a	N
	Air pollution due to increased traffic flows	Transport Plan for West Sussex	Positive impact due to traffic management and public transport plans to reduce congestion and pollution	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Transport Plan for West Sussex	n/a	N
	Air pollution due to increased traffic flows	Transport Plan for West Sussex	Positive impact due to traffic management and public transport plans to reduce congestion and pollution	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Transport Plan for West Sussex	Positive impact due to traffic management and public transport plans to reduce congestion and pollution	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Transport Plan for West Sussex	n/a	N
	Air pollution due to increased traffic flows	Transport Plan for West Sussex	Positive impact due to traffic management and public transport plans to reduce congestion and pollution	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Transport Plan for West Sussex	Positive impact due to traffic management and public transport plans to reduce congestion and pollution	N
CP11 – Broad Locations in and	Recreational disturbance / damage due to	Transport Plan for West	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
around Burgess Hill	increased visitor numbers	Sussex		
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Transport Plan for West Sussex	n/a	N
	Air pollution due to increased traffic flows	Transport Plan for West Sussex	Positive impact due to traffic management and public transport plans to reduce congestion and pollution	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Transport Plan for West Sussex	Positive impact due to traffic management and public transport plans to reduce congestion and pollution	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Transport Plan for West Sussex	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Transport Plan for West Sussex	n/a	N
	Air pollution due to increased traffic flows	Transport Plan for West Sussex	Positive impact due to traffic management and public transport plans to reduce congestion and pollution	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500	Recreational disturbance / damage due to increased visitor numbers	Transport Plan for West Sussex	n/a	N
	Air pollution due to increased traffic flows	Transport Plan for West Sussex	Positive impact due to traffic management and public transport plans to reduce congestion and pollution	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
homes)				
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Tunbridge Wells Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 5,000 new houses, most of which to be located roughly 10km from the site	Y
	Air pollution due to increased traffic flows	Tunbridge Wells Core Strategy	Air pollution due to increased traffic flows (including along the A26 which passes alongside the Ashdown Forest) as a result of plans for 5,000 new houses and employment and leisure development, most of which to be located roughly 10km from the site	Y
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Tunbridge Wells Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 5,000 new houses, most of which to be located roughly 10km from the site	Y
	Air pollution due to increased traffic flows	Tunbridge Wells Core Strategy	Air pollution due to increased traffic flows (including along the A26 which passes alongside the Ashdown Forest) as a result of plans for 5,000 new houses and employment and leisure development, most of which to be located roughly 10km from the site	Y
CP4 – New Business Development	Air pollution due to increased traffic flows	Tunbridge Wells Core Strategy	Air pollution due to increased traffic flows (including along the A26 which passes alongside the Ashdown Forest) as a result of plans for 5,000 new houses and employment and leisure development, most of which to be located roughly 10km from the site	Y
CP5 – Tourism	Recreational disturbance / damage due to	Tunbridge Wells Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 5,000 new houses, most of which	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	increased visitor numbers		to be located roughly 10km from the site	
	Air pollution due to increased traffic flows	Tunbridge Wells Core Strategy	Air pollution due to increased traffic flows (including along the A26 which passes alongside the Ashdown Forest) as a result of plans for 5,000 new houses and employment and leisure development, most of which to be located roughly 10km from the site	Y
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Tunbridge Wells Core Strategy	Air pollution due to increased traffic flows (including along the A26 which passes alongside the Ashdown Forest) as a result of plans for 5,000 new houses and employment and leisure development, most of which to be located roughly 10km from the site	Y
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Tunbridge Wells Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 5,000 new houses, most of which to be located roughly 10km from the site	Y
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Tunbridge Wells Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 5,000 new houses, most of which to be located roughly 10km from the site	Y
	Air pollution due to increased traffic flows	Tunbridge Wells Core Strategy	Air pollution due to increased traffic flows (including along the A26 which passes alongside the Ashdown Forest) as a result of plans for 5,000 new houses and employment and leisure development, most of which to be located roughly 10km from the site	Y
CP21 – New Employment in East	Air pollution due to increased traffic flows	Tunbridge Wells Core Strategy	Air pollution due to increased traffic flows (including along the A26 which passes alongside the Ashdown Forest) as a result of	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Grinstead			plans for 5,000 new houses and employment and leisure development, most of which to be located roughly 10km from the site	
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Tunbridge Wells Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 5,000 new houses, most of which to be located roughly 10km from the site	Y
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Tunbridge Wells Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 5,000 new houses, most of which to be located roughly 10km from the site	Y
	Air pollution due to increased traffic flows	Tunbridge Wells Core Strategy	Air pollution due to increased traffic flows (including along the A26 which passes alongside the Ashdown Forest) as a result of plans for 5,000 new houses and employment and leisure development, most of which to be located roughly 10km from the site	Y
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Tunbridge Wells Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 5,000 new houses, most of which to be located roughly 10km from the site	Y
	Air pollution due to increased traffic flows	Tunbridge Wells Core Strategy	Air pollution due to increased traffic flows (including along the A26 which passes alongside the Ashdown Forest) as a result of plans for 5,000 new houses and employment and leisure development, most of which to be located roughly 10km from the site	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Visitor Strategy for West Sussex	Plans for improving transport infrastructure in West Sussex, developing new hotels within the Gatwick Diamond, and improving marketing of Sussex-by-the-Sea, Chichester and the South Downs is unlikely to increase recreational pressure at the Ashdown Forest	N
	Air pollution due to increased traffic flows	Visitor Strategy for West Sussex	Plans for improving transport infrastructure and developing new hotels within the Gatwick Diamond to encourage visitors to West Sussex is unlikely to impact on air pollution at the Ashdown Forest	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Visitor Strategy for West Sussex	Plans for improving transport infrastructure in West Sussex, developing new hotels within the Gatwick Diamond, and improving marketing of Sussex-by-the-Sea, Chichester and the South Downs is unlikely to increase recreational pressure at the Ashdown Forest	N
	Air pollution due to increased traffic flows	Visitor Strategy for West Sussex	Plans for improving transport infrastructure and developing new hotels within the Gatwick Diamond to encourage visitors to West Sussex is unlikely to impact on air pollution at the Ashdown Forest	N
CP4 – New Business Development	Air pollution due to increased traffic flows	Visitor Strategy for West Sussex	Plans for improving transport infrastructure and developing new hotels within the Gatwick Diamond to encourage visitors to West Sussex is unlikely to impact on air pollution at the Ashdown Forest	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Visitor Strategy for West Sussex	Plans for improving transport infrastructure in West Sussex, developing new hotels within the Gatwick Diamond, and improving marketing of Sussex-by-the-Sea, Chichester and the South Downs is unlikely to increase recreational pressure at the Ashdown Forest	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
	Air pollution due to increased traffic flows	Visitor Strategy for West Sussex	Plans for improving transport infrastructure and developing new hotels within the Gatwick Diamond to encourage visitors to West Sussex is unlikely to impact on air pollution at the Ashdown Forest	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Visitor Strategy for West Sussex	Plans for improving transport infrastructure and developing new hotels within the Gatwick Diamond to encourage visitors to West Sussex is unlikely to impact on air pollution at the Ashdown Forest	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Visitor Strategy for West Sussex	Plans for improving transport infrastructure in West Sussex, developing new hotels within the Gatwick Diamond, and improving marketing of Sussex-by-the-Sea, Chichester and the South Downs is unlikely to increase recreational pressure at the Ashdown Forest	N
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Visitor Strategy for West Sussex	Plans for improving transport infrastructure in West Sussex, developing new hotels within the Gatwick Diamond, and improving marketing of Sussex-by-the-Sea, Chichester and the South Downs is unlikely to increase recreational pressure at the Ashdown Forest	N
	Air pollution due to increased traffic flows	Visitor Strategy for West Sussex	Plans for improving transport infrastructure and developing new hotels within the Gatwick Diamond to encourage visitors to West Sussex is unlikely to impact on air pollution at the Ashdown Forest	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Visitor Strategy for West Sussex	Plans for improving transport infrastructure and developing new hotels within the Gatwick Diamond to encourage visitors to West Sussex is unlikely to impact on air pollution at the Ashdown Forest	N
CP23 – Broad Locations in and	Recreational disturbance / damage due to	Visitor Strategy for West Sussex	Plans for improving transport infrastructure in West Sussex, developing new hotels within the Gatwick Diamond, and	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
around Haywards Heath/ Lindfield	increased visitor numbers		improving marketing of Sussex-by-the-Sea, Chichester and the South Downs is unlikely to increase recreational pressure at the Ashdown Forest	
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Visitor Strategy for West Sussex	Plans for improving transport infrastructure in West Sussex, developing new hotels within the Gatwick Diamond, and improving marketing of Sussex-by-the-Sea, Chichester and the South Downs is unlikely to increase recreational pressure at the Ashdown Forest	N
	Air pollution due to increased traffic flows	Visitor Strategy for West Sussex	Plans for improving transport infrastructure and developing new hotels within the Gatwick Diamond to encourage visitors to West Sussex is unlikely to impact on air pollution at the Ashdown Forest	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	Visitor Strategy for West Sussex	Plans for improving transport infrastructure in West Sussex, developing new hotels within the Gatwick Diamond, and improving marketing of Sussex-by-the-Sea, Chichester and the South Downs is unlikely to increase recreational pressure at the Ashdown Forest	N
	Air pollution due to increased traffic flows	Visitor Strategy for West Sussex	Plans for improving transport infrastructure and developing new hotels within the Gatwick Diamond to encourage visitors to West Sussex is unlikely to impact on air pollution at the Ashdown Forest	N
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	Wealden Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
	Air pollution due to increased traffic flows	Wealden Core Strategy	Air pollution due to increased traffic flows as a result of plans for 3,600 new houses within 15km of the site, including a proportion	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
			within 5km of the site	
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	Wealden Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
	Air pollution due to increased traffic flows	Wealden Core Strategy	Air pollution due to increased traffic flows as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
CP4 – New Business Development	Air pollution due to increased traffic flows	Wealden Core Strategy	Air pollution due to increased traffic flows as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	Wealden Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
	Air pollution due to increased traffic flows	Wealden Core Strategy	Air pollution due to increased traffic flows as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	Wealden Core Strategy	Air pollution due to increased traffic flows as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	Wealden Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Wealden Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
	Air pollution due to increased traffic flows	Wealden Core Strategy	Air pollution due to increased traffic flows as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	Wealden Core Strategy	Air pollution due to increased traffic flows as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	Wealden Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	Wealden Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
	Air pollution due to increased traffic flows	Wealden Core Strategy	Air pollution due to increased traffic flows as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500	Recreational disturbance / damage due to increased visitor numbers	Wealden Core Strategy	Recreational disturbance / damage due to increased visitor numbers as a result of plans for 3,600 new houses within 15km of the site, including a proportion within 5km of the site	Y
	Air pollution due to increased traffic flows	Wealden Core Strategy	Air pollution due to increased traffic flows as a result of plans for 3,600 new houses within 15km of the site, including a proportion	Y

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
homes)			within 5km of the site	
CP1 – Locational Principles for New Homes	Recreational disturbance / damage due to increased visitor numbers	West Sussex Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	West Sussex Minerals Local Plan	Closest proposed minerals site is too far for significant air pollution effects (approx 20km from the Ashdown Forest)	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	West Sussex Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	West Sussex Minerals Local Plan	Closest proposed minerals site is too far for significant air pollution effects (approx 20km from the Ashdown Forest)	N
CP4 – New Business Development	Air pollution due to increased traffic flows	West Sussex Minerals Local Plan	Closest proposed minerals site is too far for significant air pollution effects (approx 20km from the Ashdown Forest)	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	West Sussex Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	West Sussex Minerals Local Plan	Closest proposed minerals site is too far for significant air pollution effects (approx 20km from the Ashdown Forest)	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	West Sussex Minerals Local Plan	Closest proposed minerals site is too far for significant air pollution effects (approx 20km from the Ashdown Forest)	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	West Sussex Minerals Local Plan	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
CP20 – Broad Locations in East Grinstead	Recreational disturbance / damage due to increased visitor numbers	West Sussex Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	West Sussex Minerals Local Plan	Closest proposed minerals site is too far for significant air pollution effects (approx 20km from the Ashdown Forest)	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	West Sussex Minerals Local Plan	Closest proposed minerals site is too far for significant air pollution effects (approx 20km from the Ashdown Forest)	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	West Sussex Minerals Local Plan	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	West Sussex Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	West Sussex Minerals Local Plan	Closest proposed minerals site is too far for significant air pollution effects (approx 20km from the Ashdown Forest)	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	West Sussex Minerals Local Plan	n/a	N
	Air pollution due to increased traffic flows	West Sussex Minerals Local Plan	Closest proposed minerals site is too far for significant air pollution effects (approx 20km from the Ashdown Forest)	N
CP1 – Locational	Recreational disturbance	West Sussex Waste Local	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Principles for New Homes	/ damage due to increased visitor numbers	Plan		
	Air pollution due to increased traffic flows	West Sussex Waste Local Plan	Original plans for seven new waste facilities within 15km of the Ashdown Forest have been deleted	N
CP2 – Broad Locations for New Homes	Recreational disturbance / damage due to increased visitor numbers	West Sussex Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	West Sussex Waste Local Plan	Original plans for seven new waste facilities within 15km of the Ashdown Forest have been deleted	N
CP4 – New Business Development	Air pollution due to increased traffic flows	West Sussex Waste Local Plan	Original plans for seven new waste facilities within 15km of the Ashdown Forest have been deleted	N
CP5 – Tourism	Recreational disturbance / damage due to increased visitor numbers	West Sussex Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	West Sussex Waste Local Plan	Original plans for seven new waste facilities within 15km of the Ashdown Forest have been deleted	N
CP6 – Retail Hierarchy	Air pollution due to increased traffic flows	West Sussex Waste Local Plan	Original plans for seven new waste facilities within 15km of the Ashdown Forest have been deleted	N
CP11 – Broad Locations in and around Burgess Hill	Recreational disturbance / damage due to increased visitor numbers	West Sussex Waste Local Plan	n/a	N
CP20 – Broad Locations in East	Recreational disturbance / damage due to	West Sussex Waste Local Plan	n/a	N

Core Policy in question	Nature of effect	Other plan / project in question	Nature of effect	Significant combined effect?
Grinstead	increased visitor numbers			
	Air pollution due to increased traffic flows	West Sussex Waste Local Plan	Original plans for seven new waste facilities within 15km of the Ashdown Forest have been deleted	N
CP21 – New Employment in East Grinstead	Air pollution due to increased traffic flows	West Sussex Waste Local Plan	Original plans for seven new waste facilities within 15km of the Ashdown Forest have been deleted	N
CP23 – Broad Locations in and around Haywards Heath/ Lindfield	Recreational disturbance / damage due to increased visitor numbers	West Sussex Waste Local Plan	n/a	N
CP46 – Managing Under-provision at East Grinstead	Recreational disturbance / damage due to increased visitor numbers	West Sussex Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	West Sussex Waste Local Plan	Original plans for seven new waste facilities within 15km of the Ashdown Forest have been deleted	N
CP48 – Location (v) or (w) Contingency Proposal West/ South West of East Grinstead (approximately 1,500 homes)	Recreational disturbance / damage due to increased visitor numbers	West Sussex Waste Local Plan	n/a	N
	Air pollution due to increased traffic flows	West Sussex Waste Local Plan	Original plans for seven new waste facilities within 15km of the Ashdown Forest have been deleted	N

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Appendix IV: Correspondence with Natural England

The following email was received from Rebecca Moberly (Natural England, Lewes Office) to Alma Howell (Mid Sussex District Council) on 23rd July 2007.

"Dear Alma

Apologies for not getting back to you sooner.

In relation to the 5km buffer that Julian Arthur from Waterman CPM referred to, I understand that this relates to the Thames Basin Heaths Special Protection Area (SPA), where a number of studies have been undertaken that show that the majority of recreational users of the site come from within 5km. This is very specific to the Thames Basin Heaths and we do not have similar evidence for other SACs and SPAs, such as Ashdown Forest, so would not like to see this applied more widely.

Because there are potentially a range of impacts associated with development that will vary according to the Natura 2000 site under consideration, it is difficult to come up with a standard buffer distance from sites. I think the 15km you have used in the screening exercise is realistic and should cover most of the impacts likely to arise.

Having discussed this with Louise Hutchby and other colleagues, we are happy with your conclusions that, given the current broad locations for development, there is not likely to be a significant effect on sites other than Ashdown Forest. Bear in mind that you will also need to consider the impacts of any other policies in the Core Strategy that may have an effect, once these are being developed. The most appropriate way to do this may be through the Sustainability Appraisal.

Louise agrees that impacts on water resources should not be an issue for Ashdown Forest, given the hydrology of the area.

In relation to recreational impacts, there has only been one visitors survey for Ashdown Forest and this wasn't conducted for the purposes of establishing whether there is an impact from recreation. So it is difficult to draw conclusions from this about whether additional development at Haywards Heath and Burgess Hill would affect the site.

For this reason, although the visitor survey showed that only 18% come from West Sussex, we're not really happy with using that as a basis for not carrying out any further assessment of impacts of development outside East Grinstead. The data from the survey could potentially be re-analysed to assess whether visitors from the Haywards Heath and Burgess Hill areas are regular visitors or just going every now and then. The main issue will be if there will be extra people visiting the site on a regular basis, dog walking being a particular issue. We'd be happy to supply the raw data from the survey if Mid Sussex DC doesn't already have it. Alternatively the Council may have some information about local

recreational needs/uses already, perhaps from work undertaken for an open space strategy under PPG17?

Hope that helps, even if it's not the answer you were looking for.

Please contact me if you have any questions about this.

Kind regards

Rebecca"

Appendix V: Visitors to Ashdown Forest

A tourist survey of the Ashdown Forest was carried out by Tourism South East on behalf of Wealden District Council in 2004. It was undertaken through 218 face-to-face interviews (covering 591 people) between 22nd July and 1st October 2004, supplemented by visitor observation (of 2,751 people) between July 2004 and April 2005. The locations for the interviews were Poohsticks Bridge car park, Friends car park, Kings Standing car park and Ashdown Forest Centre. The observation was limited to the first two sites.

Results of the Interviews

The survey revealed that of 218 groups surveyed, the highest proportion of people (72%) were day visitors from outside the area, 19% were local residents of the Ashdown Forest area (including Chelwood Gate, Colemans Hatch, Crowborough, Fairwarp, Forest Row, Hartfield, Herons Gill, Maresfield, Nutley & Withyham), 7% of visitors were visiting the Forest while staying in holiday accommodation located outside the area, and 3% were staying overnight within the Ashdown Forest area. Local residents were most frequently encountered at Kings Standing car park (49%), whilst day visitors from elsewhere were frequently found at all four sites. Visitors staying overnight in the Forest area and those visiting the Forest while on holiday elsewhere were most frequently encountered at Poohsticks Bridge car park (60% and 81% respectively).

Of the day visitors from outside the Forest area (representing 156 groups), 34% were from Kent, 28% from East Sussex, 19% from West Sussex, 8% from Surrey, 7% from Greater London, and 5% were from the rest of England (one group each from Essex, Hampshire, Berkshire, Wiltshire and South Yorkshire)¹. This can be seen in Figure 1 below. There are no specific figures available for Haywards Heath or Burgess Hill at this time (awaiting further data); however it is safe to assume that not all the visitors from West Sussex (representing 31 groups) originated in these towns. It is known that just 3 of the 218 visitor groups originated in East Grinstead. A breakdown of the origin of visitors from East Sussex and Kent is shown in Table 1.

Table 1: Home town/village – visitors from East Sussex and Kent.

East Sussex	Local Resident of Ashdown Forest		Day visitor from Outside the Area	
	Town	No. of Groups	Town	No. of Groups
	Crowborough	24	Uckfield	9
	Forest Row	4	Brighton	7
	Chelwood Gate	2	East Grinstead	3
	Fairwarp	2	Eastbourne	2
	Hartfield	2	Seaford	2

¹ Tourism South East (2004). Ashdown Forest Visitor Monitoring Survey.

	Maresfield	2	Heathfield	2
	Withyham	2	Wadhurst	2
	Nutley	1	Ringmer	2
	Colemans Hatch	1	Other East Sussex	15
	Hérons Gill	1	TOTAL	44
	TOTAL	41		
Kent	Day Visitor from Outside the Area		Visitor Staying Overnight in the Area	
	Town	No. of Groups	Town	No. of Groups
	Tunbridge Wells	10	Other Kent	1
	Tonbridge	6	TOTAL	1
	Sevenoaks	6		
	Edenbridge	4		
	Bromley	3		
	Groombridge	2		
	Other Kent	21		
	TOTAL	53		

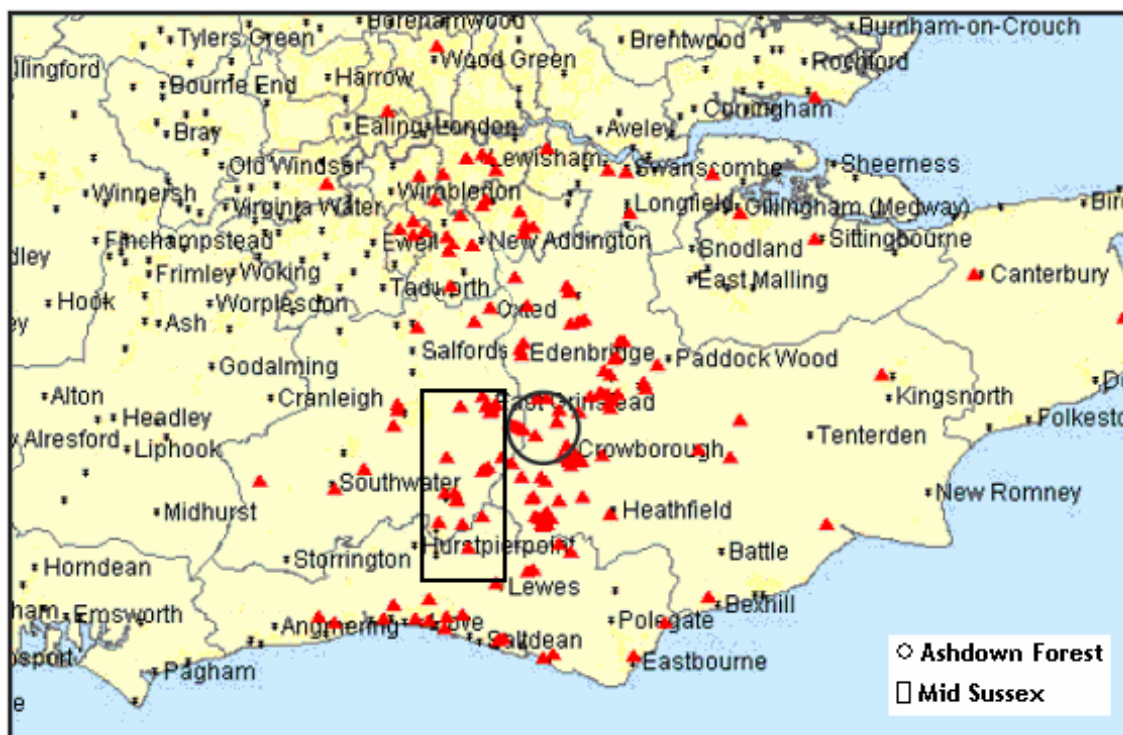


Figure 1: Origin of local residents and day visitors to the Ashdown Forest (by postcode).
(Source: adapted from Tourism South East).

Of the visitors staying overnight in the Ashdown Forest area or on holiday elsewhere (accounting for 3% and 7% of all respondents, respectively), the majority were staying in East Sussex (12 groups), with six groups staying in Kent and two in West Sussex (specifically Burgess Hill and Hassocks). One group did not specify where they were staying.

The average group size for people visiting the Ashdown Forest was 2.72 people. Kings Standing car park had the smallest average group size of 2.12 people, whilst Poohsticks Bridge car park had the largest, with an average of 3.5 people to a group (see Table 2). A high proportion of groups at Poohsticks Bridge car park included one or more children (35% of visitors to this car park were under the age of 16) whilst, by contrast, the majority of those at Kings Standing car park consisted of adults only (only 10% of visitors here were children). One-fifth of groups recorded at the car parks had one or more dogs with them – the average number of dogs per group was 1.2, giving a total of 65 dogs for the 591 people surveyed.

Table 2: Ashdown Forest visitor group size.

	All Groups	Poohsticks Bridge Car Park	Friends Car Park	Kings Standing Car Park	Ashdown Forest Centre
Average Group Size	2.72	3.50	2.82	2.12	2.63
Total number of people represented	591	175	138	138	140
Groups with one or more dogs	20%	10%	24%	35%	30%
Adult Only Groups					
* One adult	15%	6%	22%	22%	9%
* Two adults	42%	22%	37%	57%	46%
* Three or more adults	11%	16%	10%	8%	11%
Groups with Adults and Children					
* One adult with one or more child	8%	12%	6%	6%	9%
* Two adults with one or more child	19%	32%	20%	9%	22%
* Three or more adults with one or more child	6%	12%	4%	6%	2%

Almost all visitors (98%) had arrived at their particular location by car, with just 1% having walked. This is a reflection of the high car ownership and relatively poor public transport network. 28% of respondents were first-time visitors to the Ashdown Forest (which includes the majority of those who were staying overnight in the Ashdown Forest area or on holiday elsewhere), 34% visit infrequently (0-5+ times in the past 12 months), and 37% (including 80% of local residents and 31% of day visitors from outside the area) visit the Forest 'regularly'. The frequency of visits by those who indicated they visit the forest regularly (including 33 local resident groups and 48 visitor groups from outside the area) is shown in Figures 2 and 3 below.

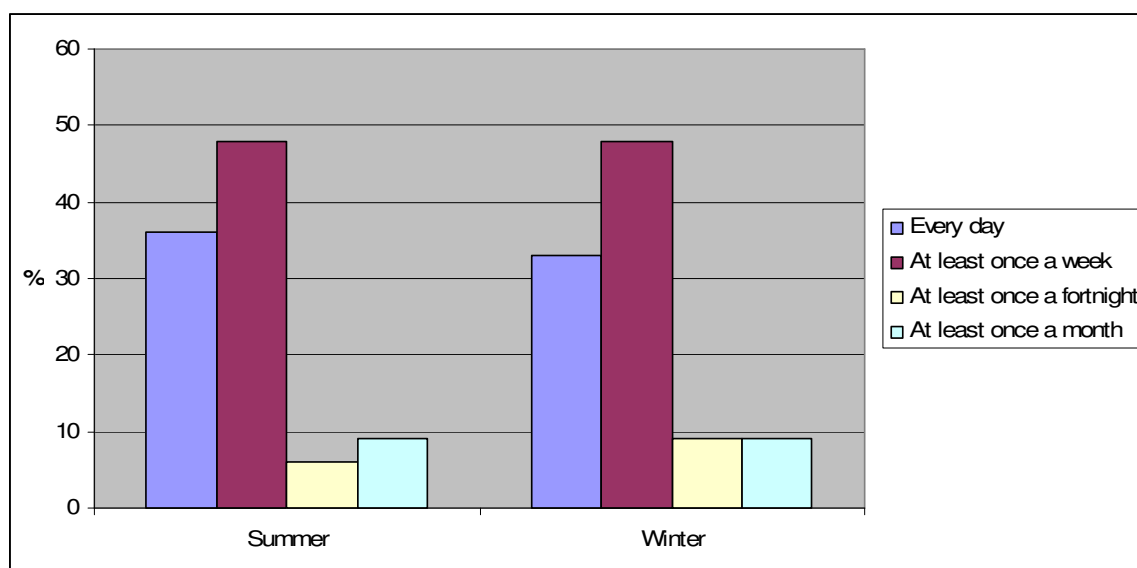


Figure 2: Frequency of visits - Ashdown Forest residents (Source: Tourism South East).

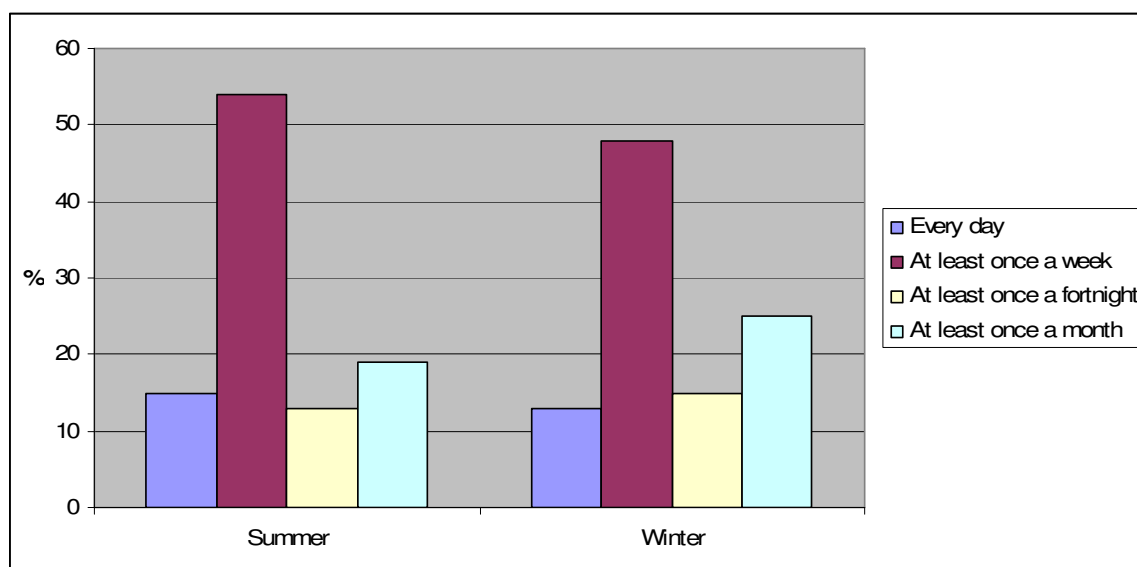


Figure 3: Frequency of visits – day visitors from outside the area (Source: Tourism South East).

Patterns of visitation, particularly among local residents, were similar during the summer (April to September) and winter (October to March). A significant proportion of local residents visited the Forest either daily or at least once a week year-round (84%). Day visitors from outside the area visited less frequently although a large proportion (61%) were visiting the Forest at least once a week year-round.

97% of people were on a leisure visit to Ashdown Forest, with other reasons being educational visits and driving through the Forest while en-route elsewhere. The reasons given for purpose of visit are shown in Table 3 below. The most frequently mentioned main reasons for leisure visits were 'going for a walk' (29%), 'visiting Pooh places' (18%) and 'walking the dog' (17%). 'Going for a walk' and 'relaxing, enjoying the views or picnicking' were the most frequently mentioned secondary reasons for visiting the

Forest (27% and 28% respectively). Overall, 60 visitor groups (27% of all respondents) mentioned 'walking the dog' as their main or secondary reason for visiting the Forest.

Table 3: Purpose of visit by site.

Purpose of Visit	Poohsticks Bridge Car Park		Friends Car Park		Kings Standing Car Park		Ashdown Forest Centre	
	Main	Other	Main	Other	Main	Other	Main	Other
No reply	-	6%	-	20%	-	51%	-	24%
Going for a walk	18%	66%	49%	20%	17%	9%	35%	17%
Relaxing/ enjoying views/ picnicking	4%	26%	14%	41%	11%	22%	22%	24%
Driving around/ sightseeing from car	-	22%	10%	24%	31%	17%	7%	17%
Visiting Pooh places	76%	20%	-	2%	2%	2%	-	17%
Walking the dog	2%	8%	14%	10%	29%	8%	20%	15%
Visiting a pub, café or tea-room	-	42%	-	18%	5%	5%	-	19%
Watching wildlife	-	6%	2%	24%	-	11%	2%	6%
Visiting friends or relatives	-	4%	-	4%	2%	5%	2%	15%
Visiting other attractions	-	8%	2%	2%	-	2%	-	7%
Educational trip	-	-	-	-	2%	-	6%	-

Around 24% of people expected to spend less than an hour visiting the Forest while 45% expected to spend 1-2 hours and 19% expected their visit to last 3-4 hours. Ashdown Forest residents were most likely to spend less than two hours visiting the Forest while day visitors from outside the area and day visitors staying on holiday elsewhere expected to spend slightly longer in the Forest. The majority (84%) of people at Kings Standing Car Park expected to spend less than 2 hours in the Forest. Those at Friends Car Park and the Ashdown Forest Centre expected to spend less than four hours in the Forest that day.

When asked if they were aware that the Ashdown Forest is located within the High Weald AONB, 84% of groups replied that they were. This included 95% of local residents, and 86% of day visitors from outside the area. In addition, 88% of those interviewed were aware that traditional grazing is important for managing the Forest for its wildlife and landscape value (i.e. that it prevents succession of heathland to woodland, thus protecting the site's wet and dry heath and designated bird species), and 68% would be in favour of extending traditional grazing to other areas of the Ashdown Forest. (Section 2.5 of the main report states that rapid succession of open heathland to woodland is one of the main problems facing the Ashdown Forest, and that the proportion of the Forest under grazing management – currently just 19% - needs to be increased). A general appreciation of the scenery and the naturalness of the site meant that 77% of the 218 groups interviewed would consider making a donation towards the care of the Forest's landscape and wildlife as part of the visit (e.g. through voluntary donations at attractions and car parks).

Of the people *not* in favour of extending much needed traditional grazing to additional areas of the Forest (representing 16% of those interviewed), the most common reason given as to why not was that it would place restrictions on dog-walkers (thus the impact of dogs on the protected species of the Ashdown Forest SAC and SPA is more widespread than just disturbance and trampling). The 60 groups who had visited the Forest for the purpose of dog-walking (consisting of 27 local resident groups and 33 groups from outside the area) were then asked, 'if a larger area of the Ashdown Forest were grazed with cattle and/or sheep, would this affect the way you use the Forest to walk your dog?' 41% of respondents (including 38% of dog-walkers living in the area and 42% of dog-walkers visiting from elsewhere) replied that it *would* affect the way they use the Forest. Of these people, 11 groups (44%) said it would affect them because they would have to keep their dogs on leads, 8 groups (32%) indicated they would have to keep away from grazed areas altogether, and 6 groups (24%) said they would encounter problems with their dogs chasing the cows/sheep.

When asked if they would like any further information on the Ashdown Forest, 57% of respondents said they would (mainly day visitors from outside the area). 33% of respondents (totalling 72 groups) wanted more information on local wildlife, whilst 39% wanted to know more about local walks. Of these, 27% (totalling 23 groups) were interested in themed walks on topics such as wildlife and forest management.

Results of the Observations

The visitor observation of 2,751 people carried out between July 2004 and April 2005 at Poohsticks Bridge car park and Friends car park took place over one weekday and one weekend day at each location during each 'season'. The activities visitors were partaking in were recorded for each observed group (multiple activities were allowed) based on line-of-sight by the observer. These activities are shown in Table 4 below.

Table 4: Activities observed - by site and season.

	All groups observed	Spring	Summer	Autumn	Winter
Poohsticks Bridge Car Park	(average no. of visitors per group = 2.93)				
No. of groups observed	463	115	223	81	44
Walking	81%	88%	84%	72%	66%
Walking the dog	9%	8%	7%	10%	20%
Horse-riding	11%	8%	9%	21%	14%
Cycling	1%	2%	2%	-	-
Picnicking	8%	4%	13%	1%	-
Playing	8%	-	16%	5%	-
Watching wildlife	1%	1%	2%	-	-
Other	<0.5%	1%	-	-	-
Friends Car Park	(average no. of visitors per group = 2.28)				
No. of groups observed	611	151	159	170	131
Walking	50%	48%	48%	62%	40%
Walking the dog	33%	30%	33%	28%	43%

Horse-riding	8%	10%	8%	8%	6%
Cycling	1%	1%	1%	1%	-
Running or jogging	0.5%	1%	1%	-	1%
Picnicking	5%	7%	9%	1%	2%
Relaxing/ enjoying views	9%	10%	9%	11%	6%
Playing	5%	5%	7%	6%	-
Watching wildlife	1%	2%	1%	1%	-
Kite-flying	2%	1%	1%	3%	2%
Other	2%	3%	1%	2%	1%

As was discovered during the visitor interviews, more people had come to walk the dog at Friends car park than at Poohsticks Bridge car park (24% and 10% of groups respectively). From the visitor observations this pattern can again be seen, with 33% of visitors to Friends car park (totalling 202 groups) and 9% of those at Poohsticks Bridge car park (totalling 42 groups) walking their dog(s). A similar number of dog-walking groups were observed at Friends car park year round (ranging from 45 in spring to 56 in winter), but at Poohsticks Bridge car park, twice as many groups were observed walking dogs in the summer (16) compared to any other time of year (8/9).

The visitor observation at Poohsticks Bridge car park and Friends car park in 2004-05 has allowed an estimate to be made of the number of people visiting these sites each year. From the overall tally results for each observation session, average hourly counts were calculated. The length of the day recorded for observations was adjusted depending on the time of year, e.g. 8am to 4pm in winter and 7am to 7pm in summer. Average visitor counts for weekdays and weekends during each season were then multiplied by the number of weekdays and weekends in each month to obtain estimates of visitor numbers by month. These estimates are shown in Table 5 below.

Table 5: Estimated visitor numbers to Ashdown Forest.

Period	Poohsticks Bridge Car Park			Friends Car Park		
	Weekday Visitors	Weekend Visitors	Total Visitors	Weekday Visitors	Weekend Visitors	Total Visitors
Winter						
January (05)	1,180	671	1,851	1,500	2,354	3,854
February (05)	1,121	549	1,670	1,425	1,926	3,351
March (05)	1,239	610	1,849	1,575	2,140	3,715
Spring						
April (05)	1,197	3,195	4,392	1,491	2,844	4,335
May (04)	1,083	4,260	5,343	1,349	3,792	5,141
June (04)	1,254	2,840	4,094	1,562	2,528	4,090
Summer						
July (04)	7,313	4,212	11,525	2,222	2,916	5,138
August (04)	6,980	4,680	11,660	2,121	3,240	5,361
September (04)	7,313	3,744	11,057	2,222	2,592	4,814

Autumn						
October (04)	630	2,390	3,020	1,239	4,220	5,459
November (04)	660	1,912	2,572	1,298	3,376	4,674
December (04)	630	2,390	3,020	1,239	4,220	5,459
TOTAL	30,600	31,453	62,053	19,243	36,148	55,391

The total number of annual visits to Ashdown Forest is unknown, however, it is possible to make an educated guess from the car parking data. Based on the above table, Pooh Bridge car park and Friends car park are together attracting almost 120,000 annual visits, whilst there are other significant car parks like Gills Lap and Kings Standing that probably have similar numbers. In addition there are some 40 other car parks – smaller but collectively important. There are known to be around 100,000 annual visits to the Pooh Corner Shop in Hartfield, 45,000 visits to the Ashdown Forest Llama Park, and 15,000 visits to the Ashdown Forest Centre². It is reasonable to assume in the absence of more reliable data that Ashdown Forest attracts between 500,000 and 1 million visits per year (work recently undertaken on the Ashdown Forest Centre has taken the mid point of 750,000). Based on the fact that 65 dogs accompanied the 591 visitors recorded at the four car parks monitored during 2004 (the number of dogs seen during the visitor observations is not known), this could mean a possible 55,000 to 110,000 annual dog visits. This is a significant number considering the disturbance effect dogs can have on heathland bird species such as the Dartford warbler and the Nightjar.

² High Weald Area Of Outstanding Natural Beauty Unit (2006). Volume II Technical Appendices [online]. Available from: <http://www.highweald.org/uploads/Parkin%20AccessAudience%20plan%20Volume%20II%20Appendices.pdf> (Accessed 9 Jan 2008).

Appendix VI: Additional Housing Locations

The Broad Strategic Development Approaches

The broad strategic options for locating new strategic housing development across distributing the remaining housing requirement in Mid Sussex (i.e. the remaining housing requirement of 7,000 homes left once existing commitments have been built and brownfield opportunities have been maximised) are:

- ▶ Option A: Major extensions to Burgess Hill, East Grinstead and Haywards Heath;
- ▶ Option B: Major extension to Crawley – new neighbourhood(s) in Mid Sussex;
- ▶ Option C: Spread the development more evenly across the District, choosing sites adjacent to the towns and the larger and smaller villages;
- ▶ Option D: A new settlement.

These four options (including 25 site specific housing locations) have been assessed as part of the Sustainability Appraisal process, a summary of which is given below.

Option A: Major extensions to Burgess Hill, East Grinstead and Haywards Heath

Various socio-economic advantages resulted in this Option performing the best of the four broad strategic approaches, and therefore the proposed approach to Housing concentrates most large-scale development around the three Mid Sussex towns. As a result of 'overall positive' or 'overall moderate' contributions to economic, social and environmental sustainability, locations h, g, d, x and y have been accepted at this stage for Burgess Hill, locations v and w are being considered as contingency locations for East Grinstead, and locations l, t and k have been identified for Haywards Heath.

Option B: Major extension to Crawley – new neighbourhood(s) in Mid Sussex

This option does not perform well in the Sustainability Appraisal, partly because this assesses proposals solely against the agreed objectives for Mid Sussex District, and therefore does not take account of benefits to adjacent authority areas. Despite this, location nn has been proposed as a 'contingency' location for late in the Plan period.

Option C: Spread the development more evenly across the District, choosing sites adjacent to the towns and the larger and smaller villages

This option performs reasonably well in the Sustainability Appraisal because of the benefits to the villages in the provision of affordable housing, support for existing services and facilities and the opportunities for enhancing them. It is therefore proposed to allocate about 1,000 homes to the villages over the 20-year period, the locations of which will be identified through consultation with the village communities over the forthcoming months. (These sites will need to be screened for effects on the Ashdown Forest in the next stage of the AA process).

Option D: A new settlement

A new settlement in the Hickstead/Sayers Common area was considered, however, this option performed the poorest of all the broad strategic options because other options had lower environmental

impacts and were able to offer more benefits to existing settlements in Mid Sussex. Therefore, the Core Strategy does not support a new settlement approach for delivering housing in Mid Sussex during this plan period.

Additional Housing Locations

The housing locations rejected through the Sustainability Appraisal process due to poor economic, social and environmental sustainability are as follows:

Burgess Hill:

- ▶ Location (a) – Land to the west of Jane Murray Lane, Burgess Hill;
- ▶ Location (b) – Land to the north of Burgess Hill, either side of Isaac's Lane and Cuckfield Road;
- ▶ Location (c) – Smaller piece of land to the west of Jane Murray Way (part of option (a))
- ▶ Location (e) – Land north/east of Burgess Hill (a significant proportion of this option is within Lewes District Council, therefore only the area within Mid Sussex has been appraised);
- ▶ Location (f) – Land east of Burgess Hill (a significant proportion of this option is within Lewes District Council, therefore only the area within Mid Sussex has been appraised);
- ▶ Location (s) – Victoria Industrial Estate (part of), Burgess Hill.

Haywards Heath:

- ▶ Location (i) – Land to the northeast of Lindfield;
- ▶ Location (j) – Land to the north of Scamps Hill, Lindfield;
- ▶ Location (m) – Land north of Cuckfield By-Pass, Cuckfield;
- ▶ Location (u) – Penland Farm, Haywards Heath.

Crawley:

- ▶ Location (n) – Land at Crabbet Park, Crawley;
- ▶ Location (o) – Land north and south of the A264 adjacent to Junction 10 of the M23
- ▶ Location (p) – Land at Lower Tilgate;
- ▶ Location (q) – Land north of Copthorne Road, Copthorne (the vast majority of this site is included within option (o)).

Hickstead:

- ▶ Location (r) – New settlement in the Hickstead/Sayers Common area, comprising 4,000-5,000 houses.

Consideration of Effects

These housing locations have been screened for potential effects on the Ashdown Forest (see Table 1) according to the categories of policies listed below (Box 1):

Box 1: Categories of policies (Source David Tyldesley and Associates (draft, 2006))***Reasons why proposal will have no effect on a European Site:***

1. The policy will not itself lead to development (e.g. it relates to design or other qualitative criteria for development, or it is not a land use planning policy).
2. The policy makes provision for a quantum / type of development (and may or may not indicate one or more broad locations e.g. a district, town or suburb) but the location of the development is to be selected following consideration of options in lower tier plans.
3. No development could occur through this policy alone, because it is implemented through sub-ordinate policies which are more detailed and therefore more appropriate to assess for their effects on European sites and associated sensitive areas.
4. Concentration of development in urban areas will not affect European site and will help to steer development and land use change away from European sites and associated sensitive areas.
5. The policy will help to steer development away from European sites and associated sensitive areas, e.g. not developing in areas of flood risk or areas otherwise likely to be affected by climate change.
6. The policy is intended to protect the natural environment, including biodiversity.
7. The policy is intended to conserve or enhance the natural, built or historic environment, and enhancement measures will not be likely to have any effect on a European site.

Reason why proposal could have a potential effect:

8. The plan steers a quantum or type of development towards, or encourages development in, an area that includes a European site or an area where development may indirectly affect a European site.

Reason why proposal would be likely to have a significant effect:

9. The policy makes provision for a quantum, or kind of development that in the location(s) proposed would be likely to have a significant effect on a European site. The proposal must be subject to appropriate assessment to establish, in light of the site's conservation objectives, whether it can be ascertained that the proposal would not adversely affect the integrity of the site.

This has been done because there is a possibility that these locations may be re-considered in the future, so their potential impacts on the Ashdown Forest need to be considered.

Table 1: Scoping Summary Matrix.

Housing Location	a	b	c	e	f	s	i	j
Ashdown Forest SPA	4	4	4	4	4	4	4	4
Ashdown Forest SAC	4	4	4	4	4	4	4	4
Housing Location	m	u	n	o	p	q	r	
Ashdown Forest SPA	4	4	4	4	4	4	4	
Ashdown Forest SAC	4	4	4	4	4	4	4	
	Housing Location will have no adverse effect on a European Site							
	Housing Location could have a potential effect on a European Site, either alone or in combination.							
	Housing Location is likely to have a significant effect on a European Site, either alone or in combination.							

Note: Housing locations a, b, c, e, f, s, i, j, m and u have been assigned category four in the screening process despite Core Policies 11 and 23 (which set out housing development for Burgess Hill and Haywards Heath respectively) being assigned category eight. This is because the additional housing locations, if re-introduced to the Core Strategy, would be enacted through these two existing Core Policies (as well as through Core Policy 47, which itself was assigned category four).

Effects of the Housing Locations alone

The housing locations rejected during the Sustainability Appraisal process are not policies in themselves (and other than for Hickstead, do not specify the number of houses that would be developed at each site), so assessment at this stage is problematic. Despite this, none of the housing locations were considered likely to lead to significant adverse effects on site integrity **alone** because of the distance of the Ashdown Forest from the development sites.

Effects of the Housing Locations in combination

These locations are not currently included within the Core Strategy, and as a result, no **in combination** assessment has been done. If as a result of changes to the Core Strategy some or all of the locations are re-considered, they would be enacted through Core Policies 11 (for Burgess Hill locations), 23 (for Haywards Heath locations) and 47 (for Crawley locations) – the latter of which is a contingency location not to be brought forward before 2021. A new settlement at Hickstead is unlikely to be re-considered. Additional housing in locations in and around Burgess Hill and Haywards Heath could possibly lead to an in-combination effect on the Ashdown Forest in terms of recreational disturbance. However, as stated in Table 3.2 of the main report, it is uncertain at this stage whether development will lead to this effect, pending the outcome of further investigation into visitor surveys, which will seek to establish the number of visitors to the Ashdown Forest originating from these two towns.

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