

# Ardingly Neighbourhood Plan 2013 -2031



## Sustainability Appraisal including Strategic Environmental Assessment



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

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# **Ardingly Neighbourhood Plan 2013 – 2031**

## **Sustainability Appraisal and Strategic Environmental Assessment**

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## **Non-Technical Summary**

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

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

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

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

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

### **The Sustainability Appraisal Report**

The Ardingly Neighbourhood Plan sets out a vision for how Ardingly parish will evolve and a delivery plan for how that will be achieved. The Neighbourhood Plan covers the period from 2013 to 2031 to coincide with the plan period of the Submission Mid Sussex District Plan. It is in general conformity with the strategic policies of the District Plan and with the National Planning Policy Framework (NPPF).

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

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

## 1. Introduction

This document sets out the baseline information on the parish, the plans and policies influencing the production of the Ardingly Neighbourhood Plan, current sustainability issues that are facing the parish and the sustainability objectives that the Neighbourhood Plan should strive to achieve. The consultation responses to the Ardingly Sustainability Framework Scoping Report published by Ardingly Parish Council in 2012 have been taken into account when preparing the final sustainability framework on which to test the emerging policies. Where necessary, further assessment of the options will be undertaken, along with any updating of baseline data, plans and policies.

The sustainability objectives identified in this document have been the subject of consultation with Mid Sussex District Council, the Environment Agency, Natural England, English Heritage and the High Weald AONB Unit during May/June 2012. The objectives have been amended to take account of the advice and comments received. A summary table of the comments from consultees is contained in Appendix B.

The draft Sustainability Appraisal was the subject of consultation in August /September 2013 alongside the Pre Submission Neighbourhood Plan. This document has been amended in the light of representations received.

The commitment to the achievement of sustainable development has been set out in legislation introduced at both European and national level. In 2004 the European Directive on Strategic Environmental Assessment (Strategic Environmental Assessment) was implemented in the UK. This sets out the requirement for Strategic Environmental Assessment, which has been incorporated into the Sustainability Appraisal process. Section 39 of the Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. The Sustainability Appraisal incorporates the Strategic Environmental Assessment process – for ease, this report is referred to as the Sustainability Appraisal from now on in this document, although it incorporates the elements required for Strategic Environmental Assessment.

Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Building a strong, stable and sustainable economy
- Promoting good governance
- Using sound science responsibly

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

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

## **2. Methodology**

The Ardingly Neighbourhood Plan covers the whole of the parish of Ardingly (see Plan A). It has been prepared by a Steering Committee comprising the 11 members of Ardingly Parish Council plus co-opted residents. To inform the Sustainability Appraisal, three working groups were set up to collect data about Ardingly as it is today, on demographics, sites / landscape and infrastructure characteristics and issues.

The majority of the District wide data had already been collected for the Sustainability Appraisal for the Mid Sussex District Plan and had been obtained from the various sources best placed to provide accurate data in their relevant area of expertise. This information has enabled the environmental, social and economic issues facing both the district and Ardingly to be established.



***Ardingly Neighbourhood Plan Area***

At a more local level, the Ardingly Village Plan published in 2010 was created through a process in which the community established the issues and key priorities for the village. It used the Parish Council as a conduit for community involvement and to drive improvements to village life.

The Village Plan evolved by consulting with the entire community to ensure that everyone had an opportunity to have their say, and the actions put forward were those considered to be important by residents. The Plan also acknowledged issues that are pertinent to smaller groups, as well as those issues identified by the Parish Council. The issues identified in the Village Plan have been useful in helping to inform the sustainability objectives.

Mid Sussex District Council published its Submission District Plan, together with its Sustainability Appraisal report, in July 2013. The District Plan Sustainability Appraisal identifies eighteen Sustainability Objectives. The Ardingly Sustainability Appraisal has developed its own 15 sustainability objectives, based upon the sustainability objectives in Mid Sussex District Council's District Plan. Local issues and objectives have been identified, and the indicators used to measure these are from local sources at a local scale wherever possible. These will help assess the sustainability issues facing Ardingly parish, to be addressed where possible in the Neighbourhood Plan.

### **3. Policy context**

The Ardingly Neighbourhood Plan is being prepared in accordance with national and local planning policies. At the national level, the National Planning Policy Framework (NPPF) establishes the scope and purpose of neighbourhood plans. At the local level, the development plan of Mid Sussex comprises saved policies of the 2004 Local Plan and the proposed policies of the Submission District Plan 2013.

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

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

The aims, objectives and indicators from these policy documents have been used to develop the sustainability objectives. It should be noted that the policy context for the Neighbourhood Plan Sustainability Appraisal is not static. Therefore as further relevant plans or programmes are developed, they will be reviewed and taken into account.

## 4. Parish characteristics and issues

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

### Nature conservation

The parish of Ardingly covers around 16 square kilometres of attractive countryside, all located within the High Weald Area of Outstanding Natural Beauty (AONB), which was designated in 1983. There is a rich and varied pattern of habitats, species and biodiversity, recognised by the extensive and varied landscape and nature conservation designations that cover land within the parish, as summarised below (and see Plan B):

SSSI: Wakehurst and Chiddingly Woods – 116.92Ha

LNR: Ardingly Reservoir – 67.95Ha

Registered Parks and Gardens:

- Wakehurst Place – 52.68Ha
- Stonehurst – 16.87Ha

SNCI:

- Grove, Threepoint and Green Woods – 14.98Ha
- Bursteye Farm Meadow – 3.12Ha
- Wickham Woods – 3.03Ha
- Ardingly Reservoir and Loder Valley Nature Reserve – 128.55 Ha

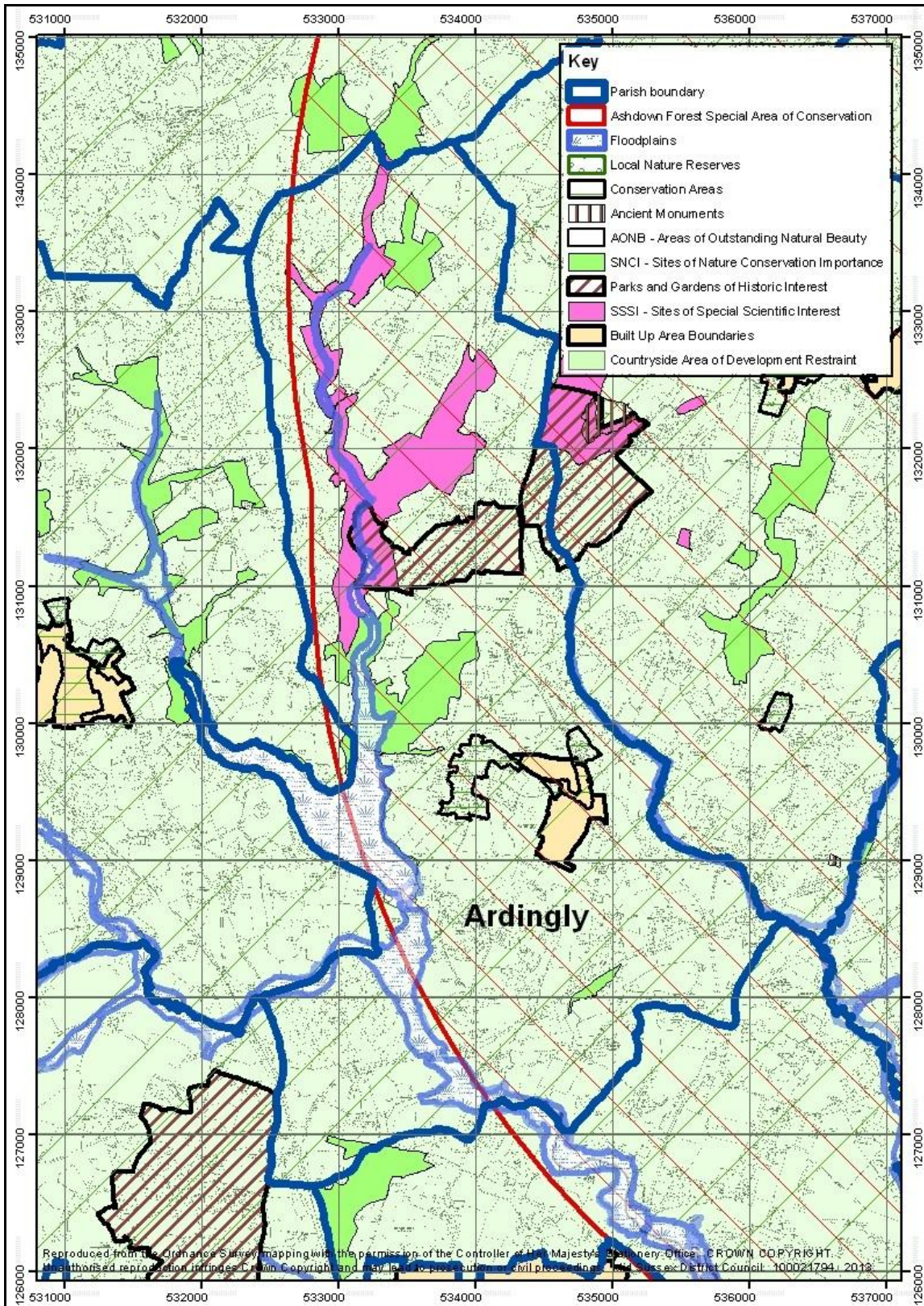
Strategic flood risk assessment: 255.11Ha

Ancient Woodland: 571.36Ha

Conservation Area: 24.68Ha

In addition to the whole parish being located within the High Weald AONB, the designations outlined above cover 1255 Ha, highlighting the very special character of Ardingly parish.





**Environmental Designations in Ardingly Parish**

## **Landscape**

Ardingly Parish is situated at the southern end of a long and major north-south aligned ridgeline. The top of this ridgeline is comparatively gently rounded, but with steeply sloping and deeply indented sides. At its southern limit (in the vicinity of Ardingly village) the top broadens, to an almost plateau-like form before it rolls over and down to the valley of the River Ouse at the southern end of the parish.

The two contrasting parts of the village span the end of the 'plateau' along Street Lane in the shape of a letter 'C'. South of this the landform splits into two minor ridges and these descend down to the valley floor. The former historic core along Church Lane runs down the western of the two minor ridges and the now main part of the village down the eastern ridge.

The landscape of the parish is typical of the High Weald AONB, being characterised by the dispersed historic settlement pattern, with farmsteads approached along ancient tracks and routeways, an abundance of ancient woodland, and irregularly shaped fields, enclosed by deciduous hedges and shaws.

The land rises from south to north, reaching 500 feet at the northern boundary of the parish. The discrete hilltop location of the village is defined by an extremely attractive countryside setting, being surrounded on all sides by high quality landscape. Its elevated position affords extensive views from the village, reaching as far as the Downs to the south, Balcombe to the west and Highbook/West Hoathly to the east. There are many attractive views looking out from the village, towards the village, and from local rights of way. The High Weald Landscape Trail and the Sussex Border Path pass through the parish.

The views are very much appreciated both by those who live locally and also by the many visitors to the area, such as to the South of England Showground and Wakehurst Place. As a result of the settlement pattern, important open spaces of countryside extend right up to the village like green fingers. Views into, along, across and out of the open spaces are an important asset to the village, contributing to its setting and defining its character within the outstanding landscape of the High Weald.

## **Heritage**

Archaeological evidence shows that the parish has always been a popular place to settle. Heavily wooded from early times, Mesolithic, Neolithic and Iron Age people made their way through Ardingly forests, creating clearings and leaving a trail of hunter gatherer tools. Further evidence from Roman times suggests that the Weald was much used with a Roman military road constructed through the parish as a direct link from the coast to London. The road would have been used for the transport of timber, charcoal and iron which was made in a number of places within reach of the road. In Saxon times settlements were established, and Ardingly (Erdingelaga) became a cluster of outliers to around six South Down manors.

Life in Ardingly was influenced by the topography of the two steep valleys to the east and west with a useable plateau in between. The parish was divided into two centres. Firstly the original village and parish church to the west on the Roman Road, and secondly the later houses and shops on the drove road to the east, known as Hapstead Green.

The centres of each of the original hamlets were designated as Conservation Areas in 1984, characterised by many buildings and features built of local sandstone and clay bricks and tiles. The

western section is centred around St Peter's Church which contains stones dating from the 11<sup>th</sup> century and is grade 1 listed. The 19<sup>th</sup> century school building and several buildings dating back to the 17<sup>th</sup> century are also listed.

This part of the village is residential with large dwellings set in spacious grounds. The dispersed settlement pattern is typical of settlements in the High Weald AONB. The eastern section of the Conservation Area contains a number of buildings dating from the 17<sup>th</sup> century. It has expanded considerably and now forms the main centre of the village.

The village has developed principally along the north-south B2028, which runs north from Lindfield towards Turners Hill and beyond, and centred on the junctions of the B2028 with Street Lane and College Road, with Hapstead Hall forming an important landmark at this point. Street Lane connects the main body of the village with the Church and the historic and former core of the village. The two parts have strongly contrasting characters. The main part to the east is Victorian in essence, quite densely arranged along the streets, with late twentieth century development in clusters within the original pattern and also in the form of larger estates, for example west of College Road and north of Street Lane.

The western part of the village is a very low density residential area of generous detached houses, many being significant redevelopments of older properties, in substantial and especially well-wooded gardens, formed around the Church and original farmsteads along Street Lane and Church Lane. This part lies outside the built-up area boundary, which was defined for Ardingly in order to conserve the rural setting of the village and to protect the surrounding countryside from unnecessary development.

To help conserve the historic core of the village and to preserve the attractive setting of St Peter's Church, the District Council designated a Conservation Area in two parts in 1984, extended in 1990. There are 49 listed buildings in the parish, including two that are Grade I listed, St Peters Church which dates from Norman times and the mansion at Wakehurst Place.

### **Air and climate**

The main sources of atmospheric pollution arise from the proximity of Gatwick Airport, busy roads, particularly the B2028, and until recently the asphalt plant at the Ardingly Rail Depot. This is in the process of being replaced with a new plant, which will result in significant improvements for local residents. The climate of the parish is described as a local variant of the British sub oceanic climate.

### **Water**

Water supply to the village is sourced from aquifers or local reservoirs. Ardingly reservoir acts as a top up supply for settlements to the south. The low rainfall in 2011 resulted in the water level dropping to just 12% of capacity, but it recovered rapidly during the heavy rains of 2012. Designations as Local Nature Reserve and Site of Nature Conservation Interest at Ardingly reservoir help to protect the water quality of this important resource.

### **Soils**

The geology of the parish largely comprises weald clay and sand, with outcrops of Ardingly sandstone visible for example at Wakehurst, Stonehurst and Balcombe Lane. The landform is deeply incised, with



wooded valleys descending to ghyll streams and the Ouse valley with alluvial deposits at the southern end of the parish.

### **Human characteristics**

Ardingly is not a deprived area when measured against national statistics. However some residents find it difficult to access the benefits enjoyed by others, and there are some elements of the community, particularly the elderly and those who live alone, who do not enjoy the same level of prosperity or access to services. The population of the parish was 1833 at the date of the Census in 2001. Ardingly represented 1.44% of the total Mid Sussex population of 127,378. Whereas 80% of dwellings in Mid Sussex were owner occupied in 2001, in Ardingly parish the figure was 67%.

The mean age in the parish in 2001 was 35, surprisingly significantly lower than that in England as a whole (39). This suggests that Ardingly is a popular place for families to live, perhaps due to excellent local schools, an unusually good range of local employment, and within reach of other employment, such as at Gatwick, Brighton and London. 20% of households in the parish comprise just one person, meaning that about 130 people live alone.

Nursery and preschool education is available in the village. St Peter's Primary School provides schooling for 134 children, of which 75% live within the parish. Secondary schooling is provided at Oathall Community School in Haywards Heath, Warden Park at Cuckfield and St Paul's Catholic College in Burgess Hill. Sixth form colleges are located at Haywards Heath, Crawley and Lewes. Ardingly College provides fee paying education from nursery to age 18.

### **Roads and Transport**

Arising from its position on the B2028, its proximity to Haywards Heath, and the existence of large commercial concerns adjacent to the village, Ardingly is adversely affected by the volume, nature and speed of traffic. It is particularly vulnerable to the movement of heavy goods vehicles, some of which are passing through to locations elsewhere, with others gaining access to existing commercial sites. The High Street, College Road and Lindfield Road are particularly affected in this respect, and heavy traffic causes danger and inconvenience to pedestrians and other road users because the roads themselves are poorly suited to accommodate it.

Speeding and pedestrian safety have long been of worry in the village. This was identified as the issue of greatest concern in both the 2003 Parish Action Plan and the 2010 Ardingly Village Plan. An 'action' arising from the latter Plan is to commission an independent professional study to address the three strands of traffic management/ improving pedestrian safety/enhancing the village streetscape. Funds have been raised from the parish and county councils and from local business organisations. It is intended that the study will get underway during 2012.

There is no consistent style of street furniture which results in a somewhat cluttered and untidy look to the streets. Likewise there is no real thought apparent in the design and placing of many road signs, and a further aspect of this is that there is a tendency for each sign to have its own unattractive post. This adds to the clutter and tends to make signs harder to notice and read. While some residents would like better street lighting, others object to the intrusion of lighting and would prefer to see low intensity provision. Street lights over 15 years old are due to be replaced in 2014, which will allow improvements to be made in terms of shielding and the introduction of energy saving light sources.

Local bus services are currently under threat with funding for some rural bus services being reviewed and withdrawn by West Sussex County Council. Responses to the Village Plan consultations expressed interest in car sharing, and if bus services are further reduced this may be something that would support the local community. The nearest railway stations are at Haywards Heath, Balcombe and East Grinstead.

### **Infrastructure**

Ardingly is well served with a recreation ground, including football/ cricket pitches, pavilion, multi courts, a recently extended and upgraded playground, and for teenagers a youth shelter and activity wall. The sports pitches were drained and a footpath restored in 2011. The Hapstead Hall was extensively upgraded in 2008 with access for the disabled, new kitchen and toilets. St Peter's Church Centre was renovated in 2010 to provide new kitchens, toilets and larger hall area.

Village services include a post office, bakers, Chinese restaurant, café, three public houses, hairdressers and car park. However in recent years the village has lost its doctor's surgery, petrol filling station, Congregational Church and two shops, the bus service and mobile library are much reduced, and the mobile waste service cancelled.

In Village Plan consultations there was widespread support (80% of responses) for the provision of allotments, which were lost in the 1960s when St Peters School and Holmans were built. Interest has also been expressed in establishing a community orchard. 'Garden Share' may be a way to provide land for growing until permanent sites for these uses can be found.

### **Economic characteristics**

The parish is fortunate to be home to a number of organisations that provide a wide range of employment. The world renowned Gardens at Wakehurst Place, the country estate of the Royal Botanic Gardens, Kew, is the most visited National Trust property in the country with an average of around 450,000 visitors pa for each of the last five years; the Millennium Seed bank contains over 10% of global plant species.

The South of England Showground hosts diverse events and is one of the most significant land uses within the District. Ardingly College is an independent school with around 800 pupils and is a key local employer. Ardingly reservoir is a Local Nature Reserve, popular for walking and fishing. It is also home to the Ardingly Activity Centre, which offers a wide range of water sports. These organizations bring a substantial amount of revenue and employment into the local economy and have a significant beneficial impact on the quality of life of residents in the parish and beyond.

## **5. Key Sustainability Issues**

### **SWOT assessment**

The following table has been informed by the issues identified in the Ardingly Village Plan, the baseline information collected in Section 4 and community consultation.

<p><b><u>Strengths</u></b></p> <p>Safe community environment, quality schools, outstanding landscape setting, designated land eg AONB, SSSI, LNR, strong village identity, good range leisure opportunities, choice of pubs, Post Office, bakers, thriving village clubs, Youth Club, friendly Church.</p>	<p><b><u>Weaknesses</u></b></p> <p>Traffic speed, visual clutter, pedestrian vulnerability, infrequent public transport, no health facilities eg doctors surgery, limited activities for older children, high house prices, high rental prices, lack of affordable housing, no allotments or community orchard, pavements and verges blocked by bins and parked cars, poor bus service.</p>
<p><b><u>Opportunities</u></b></p> <p>Improve pedestrian safety, implement traffic management, improve contact and service to elderly, strengthen identity and pride in community, reduce street clutter, provide allotments, garden share and community growing, car share, organise events to encourage inclusion, grow fruit trees on roadside verges, encourage use of renewable energy, links between local businesses.</p>	<p><b><u>Threats</u></b></p> <p>Climate change, loss of biodiversity, drought, danger from HGVs and fast traffic, over development leading to loss of rural character, loss of services such as buses, shops, mobile library, loss of agricultural land and local food self sufficiency, loss of local distinctiveness through cumulative loss of local vernacular such as building materials of sandstone walls and local stock bricks.</p>

### **Key issues**

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

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

<b>Challenges Facing Ardingly Parish</b>	<b>Effect without the Neighbourhood Plan</b>
Problem of traffic speed and lack of pedestrian safety in village	Could get worse with no policy on sustainable transport and outcome of Traffic Study
Lack of affordable housing for Ardingly residents	No suitable sites for housing for local people would be allocated.

No allotments or community orchard (sustainable food production/recreation/leisure)	No allotments or community orchard would be allocated.
Support and flexibility for local businesses	Existing policies may not meet their needs and aspirations
Infrastructure improvements such as roads, crossings, parking, school facilities	Funding for infrastructure requirements may not be achieved
Use of redundant farm buildings	Existing policies may not be appropriate for the specific circumstances in Ardingly
Pressures for development in countryside	District Plan policies are strategic in nature and may not provide adequate protection
Loss of agricultural land to development	Could get worse with no policy on protection
Poor access to services and facilities	Could get worse with no policy on sustainable transport
Need to maintain and enhance the high quality natural environment, wildlife networks and biodiversity of the parish	Strategic policies may not give adequate protection
Need to protect and enhance the historic buildings and environment of the parish	Existing strategic policies may not address issues in parish

## 6. Objectives of the Sustainability Appraisal

The issues for the Neighbourhood Plan and the objectives for the Sustainability Appraisal, have been informed by the policy documents identified in section 2, in particular:

- the Mid Sussex Local Plan adopted in 2004
- the Submission Mid Sussex District Plan, May 2013
- the Ardingly Village Plan published and adopted by the Parish Council in 2010
- the results of the household survey and consultations with local business organisations conducted in March 2012)
- the baseline information collected in section 4 and the sustainability challenges for Ardingly Parish identified in section 5.

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

The Sustainability Appraisal measures the sustainability of the Neighbourhood Plan through the identification of objectives and indicators. These will be used to predict the sustainability effects of the

strategy for the Neighbourhood Plan, and the policies to deliver the strategy. The next stage of the Sustainability Appraisal will include consideration of alternatives and information about likely future changes that will occur even without a new Neighbourhood Plan. These alternatives will be assessed against the Sustainability Framework in order to determine which option is the most sustainable. This will be used to inform the drafting of the Neighbourhood Plan in order to make sure it is the most sustainable plan possible, given all realistic alternatives.

The Sustainability Appraisal assesses each of the proposed Neighbourhood Plan policies against the 15 Sustainability Objectives, which are in effect a measure of sustainability. Each policy is tested by applying a number of ‘indicators’ to it. This will help to judge the performance of the policy against each of the sustainability objectives. It is proposed that the performance of the policies in the Neighbourhood Plan will be measured against the objectives in terms of positive, neutral or negative impact.

## 7. Sustainability Objectives

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

The sustainability objectives have emerged through the following considerations:

- Through the review of documents listed in Appendix A
- as identified in the baseline section
- to help address sustainability issues known locally
- to help address the ‘weaknesses’ outlined in the SWOT analysis

The sustainability objectives and indicators are as follows:

No.	Ardingly Neighbourhood Plan Sustainability Appraisal Objective & Indicators
1	<p>To preserve and enhance the natural beauty of Ardingly in terms of its:</p> <ul style="list-style-type: none"> <li>– geology, landform, water systems and climate,</li> <li>– ridgetop settlement pattern and historic farmsteads,</li> <li>– routeways, ancient woodlands, field patterns, heathland and wildflower grassland</li> </ul> <p><i>Indicators:</i></p> <ul style="list-style-type: none"> <li>– <i>area of Ancient Woodland within the parish</i></li> <li>– <i>number of Tree Preservation Orders within the parish</i></li> <li>– <i>loss of any of these features through grant of planning consent</i></li> </ul>



2	<p>To ensure that those in housing need with genuine local connections with Ardingly have the opportunity to live in a decent, sustainably constructed and affordable home.</p> <p><i>Indicators:</i></p> <ul style="list-style-type: none"> <li>– <i>bands A, B and C of Common Housing Register,</i></li> <li>– <i>number rehoused,</i></li> <li>– <i>number of affordable homes completed,</i></li> <li>– <i>turnover of dwellings in Hett Close, Affinity Sutton dwellings, Priceholme</i></li> </ul>
3	<p>To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, education and training.</p> <p><i>Indicators:</i></p> <ul style="list-style-type: none"> <li>– <i>distance the population of the parish live from key services</i></li> <li>– <i>availability of regular public transport</i></li> <li>– <i>number of shops in village</i></li> </ul>
4	<p>To ensure a cohesive and safe village community</p> <p><i>Indicators:</i></p> <ul style="list-style-type: none"> <li>– <i>crime statistics</i></li> <li>– <i>secured by design</i></li> <li>– <i>neighbourhood and farm watch</i></li> </ul>
5	<p>To ensure that the community has a high quality sense of well-being and healthy lifestyle.</p> <p><i>Indicators:</i></p> <ul style="list-style-type: none"> <li>– <i>Census figures on long term illness and general health</i></li> <li>– <i>Number/area of greenspaces within walking distance of homes</i></li> </ul>
6	<p>To protect the quality and character of the village and its outstanding landscape setting. through the reuse of previously developed land and buildings where appropriate, including reuse of materials.</p> <p><i>Indicators:</i></p> <ul style="list-style-type: none"> <li>– <i>development of brownfield sites</i></li> <li>– <i>new employment floorspace on previously developed land</i></li> <li>– <i>quality and quantity of agricultural land lost to development</i></li> </ul>

7	<p>To increase energy efficiency in existing and new homes, and the proportion of energy generated from natural resources in the parish, and to use sustainably produced and local products where possible in new development.</p> <p><i>Indicators:</i></p> <ul style="list-style-type: none"> <li>– <i>number of photovoltaic panels installed</i></li> <li>– <i>renewable energy schemes obtaining planning permission</i></li> <li>– <i>reduction in energy use in public buildings in parish</i></li> </ul>
8	<p>To maintain and improve the soil and air quality in the parish and the water quality of Ardingly Reservoir and the water courses and aquifers in the parish, and to conserve water and achieve sustainable water resources management.</p> <p><i>Indicators:</i></p> <ul style="list-style-type: none"> <li>– <i>data from SE Water on water consumption</i></li> <li>– <i>type of operations within catchment area</i></li> <li>– <i>data from Environment Agency on water quality</i></li> <li>– <i>water usage of APC</i></li> </ul>
9	<p>To protect and enhance the biodiversity of the parish, its wildlife habitats and species.</p> <p><i>Indicators:</i></p> <ul style="list-style-type: none"> <li>– <i>Data from Sussex Biodiversity Records Office</i></li> <li>– <i>Land in EU Stewardship schemes</i></li> <li>– <i>Condition of ancient woodland in parish</i></li> </ul>
10	<p>To encourage local food production and community growing within the village community.</p> <p><i>Indicators:</i></p> <ul style="list-style-type: none"> <li>– <i>number of families on allotments waiting list</i></li> <li>– <i>number of allotment spaces</i></li> </ul>
11	<p>To encourage the community to shop locally and utilise local businesses.</p> <p><i>Indicators:</i></p> <ul style="list-style-type: none"> <li>– <i>number of incentive schemes to shop locally in the village</i></li> <li>– <i>number of shops within the parish</i></li> </ul>

12	To protect and support local businesses including the development of a sustainable visitor and tourism sector.  <i>Indicators:</i> <ul style="list-style-type: none"> <li>– data on local employment including part time and work experience</li> <li>– visitor numbers to Wakehurst Place, S of E Showground and Bluebell Railway</li> </ul>
13	To reduce impact of traffic in village, improve pedestrian safety and encourage people to walk or cycle around the village.  <i>Indicators:</i> <ul style="list-style-type: none"> <li>– speed data from police</li> <li>– proportion of journeys to work by sustainable methods</li> <li>– number of local businesses with green travel plans</li> <li>– number of safe crossing points in village</li> </ul>
14	To protect the cultural heritage and historic environment of the parish, and to enhance the village streetscape and local distinctiveness.  <i>Indicators:</i> <ul style="list-style-type: none"> <li>– number of Listed Buildings in parish</li> <li>– number of applications applying for Listed Building Consent</li> </ul>
15	To encourage reuse, recycling and food composting in the parish.  <i>Indicators:</i> <ul style="list-style-type: none"> <li>– amount of waste collected</li> <li>– amount of recycling material in blue bins</li> <li>– initiatives on recycling of toxic products eg batteries, mobile phones</li> </ul>

## 8. Assessment of Neighbourhood Plan Policies

As the Neighbourhood Plan has developed, the strategy and policies have been tested against these sustainability objectives, to identify appropriate policies for inclusion in the Plan.

Realistic policy options have been appraised against the Sustainability Objectives in order to ensure that the policies chosen for the Neighbourhood Plan are sustainable.

The following symbols have been used to record the impact of each option against each objective:

++	Significant positive impact on sustainability objective
+	Positive impact on sustainability objective

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

## Assessment of Neighbourhood Plan policy options

### Policy 1. Presumption in favour of sustainable development

#### Policy Options:

**Option A (to have a NP policy)**

**Option B (to have no NP policy, MSDP policy DP1 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 – water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	-?	+	+	+	+	+	+	0	-?	0	+	++	-?	0	0
<b>B</b>	-?	+	+	0	0	+	+	0	-?	0	+	+	-?	0	0

**Preferred Policy Option:**

**A**

**Summary and conclusion:**

This policy has been included in the Neighbourhood Plan to reflect the presumption in favour of sustainable development contained in the NPPF. Both of the options have some impact, however option A is more sustainable because it will support local businesses, provide local services and contribute to meeting local housing need.

## Assessment of Neighbourhood Plan policy options

### Policy 2. A Spatial Plan for the Parish

#### Policy Options:

**Option A (to have a NP policy that protects the countryside and focuses development to the built up area unless other policies apply)**

**Option B (to have no NP policy, MSDP policy DP 9 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	+	+	+	+	++	++	o	++	++	++	+	+	++	+	o
<b>B</b>	+	++	++	++	+	+	o	+	o	o	++	+	++	++	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion

Both options allow development but DP9 does not have a local emphasis.

Option A is more restrictive in terms of protecting the environment in order to support healthy lifestyles (objectives 5 and 6).

Option A scores more positively against objective 8 as AONB Management Plan mentions soils.

The proposed policy in the NP is stronger in terms of the environmental objectives and so will go further in protecting and conserving the village character and surrounding countryside, appropriate to its AONB location. In terms of social objectives it could allow for development that meets Ardingly's needs such as community buildings and services.

## Assessment of Neighbourhood Plan policy options

### Policy 3. Housing supply & Site Allocation

#### Policy Options:

**Option A: Identify Butchers Field (MSDC ref 495) for housing**

**Option B: Identify Standgrove field (MSDC ref 187) for housing**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	--	++	+	o	+	--	+	-	-?	o	+	o	o	-	o
<b>B</b>	-	++	+	o	+	-	+	-	-?	+?	+	+	+?	o	o

#### Summary of Appraisal:

Objectives 1 and 6: The Ardingly Landscape Assessment identified A as having less capacity for development than B, which is why it has been scored accordingly. There is a group TPO on site A.  
 Objective11: Both sites are located within walking distance of local services.  
 Objective12: As site B is owned by Ardingly College, releasing this site would support a local business.  
 Objective13: As journeys for wider services are likely to be to Haywards Heath, there will be less impact from site B, whereas these journeys from site A will be through village.  
 Objective14: Site A could impact on setting of Conservation Area and character of village, this is not the case for site B.

#### Other options considered and not appraised:

The option of not allocating a site for development was considered but this would not be beneficial to the local needs of the area or contribute to the Mid Sussex housing requirement. Two other potential housing sites were assessed - Land East of High Street and Middle Lodge – but both were ruled out as respectively they were not available or did not adjoin the built up area boundary. Other sites proposed that are remote from the built up area were considered but did not comply with MSDC methodology for site assessment.

**Preferred Policy Option:** **B**

#### Overall Conclusion:

Sites A and B are both possible options but it is concluded that on balance site B is potentially more sustainable, particularly in terms of less impact on environmental objectives, no impact on historic environment and less impact on traffic objective.

## Assessment of Neighbourhood Plan policy options

### Policy 4: Suitable Alternative Natural Green Space

#### Policy Options:

**Option A (to have a NP policy on suitable alternative natural greenspace)**

**Option B (to have no NP policy, MSDP policy DP 14 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	+	0	0	+	+	+	0	0	+	0	0	0	+	0	0
<b>B</b>	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

If a SANG was developed in the parish, this would have a positive impact on sense of wellbeing and healthy lifestyles by encouraging people to walk around the village (objective 5 and 13). Having a policy on this matter sends a clear signal to local landowners that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 5. Housing Design

#### Policy Options:

**Option A (to have a NP policy on design)**

**Option B (to have no NP policy, MSDP policy DP24 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	+	+	0	+	+	+	+	0	0	0	0	0	0	+	0
<b>B</b>	+?	+	0	+	+	+?	+	0	0	0	0	0	0	+?	0

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

No negative sustainability impacts are expected to result from this policy. Having a local policy emphasises that good design is key in achieving social, environmental and economic aims.



## Assessment of Neighbourhood Plan policy options

### Policy 6. Local Green Spaces

#### Policy Options:

**Option A (to designate local green spaces in the NP)**

**Option B (to have no local green spaces)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 – water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	++	0	0	+	++	++	0	0	++	0	0	0	+	+	0
<b>B</b>	-	0	0	0	0	-	0	0	-	0	0	0	0	0	0

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

The NP proposes a number of sites for local green space designation. All comply with the criteria in the NPPF and offer significant environmental and community benefits. Not identifying vulnerable and cherished local green spaces risks losing them to unsuitable development in the future.

## Assessment of Neighbourhood Plan policy options

### Policy 7. Allotments

#### Policy Options:

**Option A (to have a NP policy for allotments)**

**Option B (to have no NP policy)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 – water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	o	+	++	o	o	o	+?	++	o	o	+?	O	+
<b>B</b>	o	o	o	o	o	o	o	o	o	-	o	o	o	o	o

#### Preferred Policy Option:

**A**

#### Summary and Conclusion:

The NP proposes the provision of allotment, which are currently lacking in the village. If this policy is achieved it will offer significant environmental and community benefits. Having a policy on this matter sends a clear signal to local landowners that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 8. Biodiversity

#### Policy Options:

**Option A (to have a NP policy on biodiversity)**

**Option B (to have no NP policy, MSDP policy DP36 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	++	o	o	+	+	++	o	o	++	o	o	+	+	o	o
<b>B</b>	+	o	o	+?	+?	+	o	o	++	o	o	+?	+?	o	o

**Preferred Policy Option:** **A**

#### Overall Conclusion:

This policy will contribute to national biodiversity targets as well as fulfilling local environmental and social objectives. The inclusion of the policy gives emphasis to local designations and will protect Ardingly's rich natural features and habitats.

## Assessment of Neighbourhood Plan policy options

### Policy 9. Heritage Assets

#### Policy Options:

**Option A (to have a NP policy on heritage assets)**

**Option B (to have no NP policy, MSDP policies DP32 and DP33 apply)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	+	0	0	+	+	+	0	0	0	0	0	+	0	++	0
<b>B</b>	+	0	0	+	+	+	0	0	0	0	0	0	0	+	0

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

This local policy will have a strong positive impact on protecting the historic environment of the village and will enhance the character and setting of the Conservation Area.

## Assessment of Neighbourhood Plan policy options

### Policy 10. Primary School

#### Policy Options:

**Option A (to have a NP policy to support the village primary school facilities)**

**Option B (to have no NP policy)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	+?	+	++	++	o	o	o	o	o	o	o	+	o	o
<b>B</b>	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

The school is an important facility at the heart of the community and support for its future development is a key priority for attracting and retaining young families. Having a policy on this matter sends a clear signal to the landowners and building occupiers that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 11. Scout Hut

#### Policy Options:

**Option A (to have a NP policy on the scout hut)**

**Option B (to have no NP policy)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	++	+	o	o	o	o	o	o	o	o	+	o	o
<b>B</b>	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

There are a number of potential alternative sites in or adjoining the village to relocate the scout hut, the benefit of which will be the implementation of Policy 10 of the Plan to improve the primary school facilities. Having a policy on this matter sends a clear signal to the landowners and building occupiers that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 12. Medical Services

#### Policy Options:

**Option A (to have a NP policy to support proposals for a medical services facility in the village)**

**Option B (to have no NP policy)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 – water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	++	o	+	o	o	o	o	o	o	o	++	o	o
<b>B</b>	o	o	-	o	-	o	o	o	o	o	o	o	-	o	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

The village now lacks a doctor's surgery and if this were re-established it would support a number of social objectives. Having a policy on this matter sends a clear signal to landowners and medical facility investors that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 13. Recreation Ground Pavilion

#### Policy Options:

**Option A (to have a NP policy to support proposals to improve the pavilion)**

**Option B (to have no NP policy)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	o	++	++	o	o	o	o	o	o	o	o	o	o
<b>B</b>	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

The current building needs modernisation, which will be of direct benefit to the local community. Having a policy on this matter sends a clear signal to the building occupiers that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.



## Assessment of Neighbourhood Plan policy options

### Policy 14. Assets of Community Value

#### Policy Options:

**Option A (to have a NP policy to identify buildings as assets of community value)**

**Option B (to have no NP policy, MSDP policy DP23 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	++	++	++	o	o	o	o	++	++	++	++	++	o
<b>B</b>	o	o	-	-	-	o	o	o	o	o	-	-	-	-	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

The loss of any of these buildings and their uses would be detrimental to the social and economic fabric of the community.

## Assessment of Neighbourhood Plan policy options

### Policy 15. Village Shops

#### Policy Options:

**Option A (to have a NP policy to resist the loss of A1 shop units)**

**Option B (to have no NP policy, MSDP policy DP4 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	++	++	+	o	o	o	o	++	++	+	++	+?	o
<b>B</b>	o	o	-	-	o	o	o	o	o	-	-	-	-	o	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

Protecting village shops ensures the ongoing viability and vitality of the village and its community services. This policy will also deliver economic benefits and will have a number of direct and indirect sustainability benefits. Having a policy on this matter sends a clear signal to landowners and investors that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 16. Cafes Pubs & Restaurants

#### Policy Options:

**Option A (to have a NP policy to support proposals to create and retain A3 uses)**

**Option B (to have no NP policy, MSDP policy DP4 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 – water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	++	++	+	o	o	o	o	+	++	++	+	++	o
<b>B</b>	o	o	-	+	+?	o	o	o	o	+?	+	+	+?	-	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

Protecting village cafes, pubs and restaurants ensures the ongoing viability and vitality of the village and its community services for residents and visitors alike. This policy will also deliver economic benefits and will have a number of direct and indirect sustainability benefits. Having a policy on this matter sends a clear signal to landowners and investors that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 17. Broadband

#### Policy Options:

**Option A (to have a NP policy to support access to super fast broadband)**

**Option B (to have no NP policy, MSDP policy DP21 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	+	+	+	o	o	o	o	o	+	++	+	o	o
<b>B</b>	o	o	+?	+?	+	o	o	o	o	o	+?	+	+?	o	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

This local policy will impact positively on social and economic objectives by supporting the delivery of up-to-date communications infrastructure within the parish, which will support economic aims and the indirect positive effects that could occur as residents are able to work from home more efficiently, reducing the need to commute regularly. Having a policy on this matter sends a clear signal to infrastructure investors that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 18. Traffic Management

#### Policy Options:

**Option A (to have a NP policy to support traffic calming and improve pedestrian safety)**

**Option B (to have no NP policy, MSDP policy DP19 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	+?	+?	++	++	o	o	o	o	o	+	+	++	++	o
<b>B</b>	o	o	o	-	-	o	o	o	o	o	o	o	-	o	o

**Preferred Policy Option:** **A**

#### Summary and conclusion:

It is clear that this local policy will impact positively on social, economic and environmental objectives, addressing the issue of greatest concern to residents in consultations and surveys over many years.

## Assessment of Neighbourhood Plan policy options

### Policy 19. Car Parking

#### Policy Options:

**Option A (to have a NP policy to support provision and retention of parking)**

**Option B (to have no NP policy, MSDP policy DP 19 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 – water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	o	+	+	o	o	o	o	o	+	+	++	+	o
<b>B</b>	o	o	o	+?	+?	o	o	o	o	o	+	+	+?	o	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

Positive benefits should be gained from this proposed policy, including meeting economic objectives to support local businesses, social benefits in terms of objectives 4 and 5 and environmental enhancements to the centre of the village. Having a policy on this matter sends a clear signal to local landowners and public sector organisations that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 20. Ardingly Rail Depot

#### Policy Options:

**Option A (to have a NP policy to restrict expansion of use at rail depot)**

**Option B (to have no NP policy, saved policy in MSLP applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	o	+	+	+	o	+	o	o	o	-	+	+	o
<b>B</b>	o	o	o	+	-	o	o	-	o	o	o	o	+	+	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

Overall, this site-specific policy will have little impact on the majority of objectives. The policy aims to restrict expansion of the use of the site in view of nature of access roads, location in AONB and impact on residential amenities of nearby properties. Having a policy on this matter sends a clear signal to the landowner and operators that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 21. Ardingly College

#### Policy Options:

**Option A (to have a NP policy on Ardingly College)**

**Option B (to have no NP policy, saved policy in MSLP and MSDC policy DP2 apply)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	+?	o	+	+?	+?	+	o	o	o	o	+	++	+	+	o
<b>B</b>	+?	o	+	o	+?	+	o	o	o	o	+?	+	+	+	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

This site-specific policy aims to support an existing business and major employer, allowing it room to expand. Overall it should result in positive impacts, particularly for the economic objectives. Having a policy on this matter sends a clear signal to the landowner and operator that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.



## Assessment of Neighbourhood Plan policy options

### Policy 22. South of England Showground

#### Policy Options:

**Option A (to have a NP policy)**

**Option B (to have no NP policy, saved policy in MSLP and MSDP policy DP17 apply)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	+	o	+	+	o	o	+	o	+	++	-	o	o
<b>B</b>	o	o	+	o	+?	+	o	o	-	o	+?	+	-?	o	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

This site-specific policy aims to support an existing business and one of the most significant land uses in Mid Sussex. Overall this policy should result in positive impacts, particularly for the economic objectives. The policy should have a beneficial impact on objective 9 as the Show ground is committed to improving biodiversity. However expanding its range and style of operations could result in additional traffic passing through the village. Having a policy on this matter sends a clear signal to the landowner and operator that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 23. Wakehurst Place & Millennium Seed Bank

#### Policy Options:

**Option A (to have a NP policy to support expansion to meet new and changing needs subject to heritage assets and landscape setting)**

**Option B (to have no NP policy, saved policy in MSLP and MSDP policy DP17 apply)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	+	0	+	0	+	+	++	0	++	0	+	++	+	+	+
<b>B</b>	+	0	+	0	+	+	+	0	++	0	+?	++	+?	+	+

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

This policy should result in benefits to economic objectives, the use already scores highly in relation to the environmental objectives. Having a policy on this matter sends a clear signal to the landowners and operators that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 24. Ardingly Reservoir

#### Policy Options:

**Option A (to have a NP policy to support proposals for new recreational activities and events subject to impact on rural environment)**

**Option B (to have no NP policy, saved policy in MSLP, MSDP policies DP13, DP17 and DP 37 apply)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 – water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/ cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	+	o	+	o	++	+	o	+	+	o	+	++	+	o	o
<b>B</b>	+	o	+	o	+	+?	o	+?	+?	o	+?	+	+?	o	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

The proposed policy will have benefits in terms of the economic objectives, supporting a local business. It may impact on social objective 5 in respect of healthy lifestyles, while seeking to protect tranquillity of the rural environment of the reservoir. Having a policy on this matter sends a clear signal to the landowners and leisure service operators that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 25. Bluebell Railway

#### Policy Options:

**Option A (to have a NP policy on the Bluebell Railway)**

**Option B (to have no NP policy, MSDP policy DP17 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	o	o	o	+	+	o	-	o	o	o	++	+?	+	o
<b>B</b>	o	o	o	o	o	+?	o	o	o	o	o	o	o	o	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

This policy has strong positive impacts for the economic objective, while also benefiting the environmental objectives 6 and 14. It may have a negative impact on air quality although this should be mitigated by other policies. Having a policy on this matter sends a clear signal to the landowners and operators that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 26. Ardingly - Wakehurst Place Cycle Route

#### Policy Options:

**Option A (to have a NP policy on a cycle route)**

**Option B (to have no NP policy, MSDP policy DP20 applies)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	+	o	+?	+	++	+	o	o	+?	o	+	++	++	+	o
<b>B</b>	o	o	o	o	o	+?	o	o	+?	o	o	o	o	+	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

This policy has strong benefits in terms of supporting a local business, encouraging healthy lifestyles and encouraging walking and cycling. Having a policy on this matter sends a clear signal to the landowners that the Plan is encouraging action and providing the positive planning conditions within which that action can be pursued. The option of no policy will miss this opportunity.

## Assessment of Neighbourhood Plan policy options

### Policy 27. Infrastructure Investment

#### Policy Options:

**Option A (to have a NP policy on infrastructure investment)**

**Option B (to have no NP policy)**

Policy Option	1 – preserve and enhance natural beauty	2 – housing need/ local connection	3 – Access to key services	4 – cohesive and safe community	5 – high quality healthy lifestyle	6 – protect outstanding landscape setting	7 – energy efficiency	8 - water quality and resources	9 – protect and enhance biodiversity	10 – encourage local food	11 – shop locally/ utilise local businesses	12 – support local businesses / tourism	13 – reduce impact of traffic/ walking/cycling	14 – protect historic environment	15 – encourage reuse, recycling
<b>A</b>	o	+	+	++	+	o	o	o	o	++	+	+	++	+?	+?
<b>B</b>	o	+?	+?	+	+?	o	o	o	o	+	o	o	o	o	o

#### Preferred Policy Option:

**A**

#### Summary and conclusion:

Without a policy the parish would still get funding from CIL, but this local policy for infrastructure investment gives more certainty and allows funding to be directed to where there is evidence of need and community support.

### **Cumulative effects of the Neighbourhood Plan policies**

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

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

Cumulative effects of the Neighbourhood Plan policies															
	Sustainability Objectives														
Policy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	-?	+	+	+	+	+	+	+	+	0	+	++	-?	0	0
2	+	+	+	+	++	++	0	+	++	+	+	+	+	+	0
3	-	++	+	0	+	-	+	-	-?	+	+	+	+	0	0
4	+	0	0	+	+	+	0	0	+	0	0	0	+	0	0
5	+	+	0	+	+	+	+	0	0	0	0	0	0	+	0
6	++	0	0	+	++	++	0	0	++	0	0	0	+	+	0
7	0	0	0	+	++	0	0	0	+	++	0	0	+	0	+
8	++	0	0	+	+	++	0	0	++	0	0	+	+	0	0
9	+	0	0	+	+	+	0	0	0	0	0	+	0	++	0
10	0	+	+	++	++	0	0	0	0	0	0	0	+	0	0
11	0	0	++	0	0	0	0	0	0	0	0	++	0	0	0
12	0	0	++	0	+	0	0	0	0	0	0	0	++	0	0
13	0	0	0	++	++	0	0	0	0	0	0	0	0	0	0
14	0	0	++	++	++	0	0	0	0	++	++	++	++	++	0
15	0	0	++	++	+	0	0	0	0	++	++	+	++	+	0
16	0	0	++	++	+	0	0	0	0	+	++	++	+	++	0
17	0	0	++	++	+	0	0	0	0	+	++	++	+	++	0
18	0	+	+	++	++	0	0	0	0	0	+	+	++	++	0
19	0	0	0	+	+	0	0	0	0	0	+	+	++	+	0
20	0	0	0	+	+	+	0	+	0	0	0	-	+	+	0
21	+	0	+	+	+	+	0	0	0	0	+	++	+	+	0
22	0	0	+	0	+	+	0	0	+	0	+	++	-	0	0
23	+	0	+	0	+	+	++	0	++	0	+	++	+	+	+
24	+	0	+	0	++	+	0	+	+	0	+	++	+	0	0
25	0	0	0	0	+	+	0	-	0	0	0	++	+	+	0
26	+	0	+	+	++	+	0	0	+	0	+	++	++	+	0
27	0	+	+	++	+	0	0	0	0	++	+	+	++	+	+



## **Overall conclusion**

For some of the policies that have a negative impact on the environment, there are other aspects that contribute to social or economic objectives. Other policies in the Neighbourhood Plan and District Plan should mitigate against these.

Overall the most sustainable policy options have been chosen for inclusion in the Neighbourhood Plan. None have any significant adverse effects, giving confidence that the policies in the Plan will contribute to sustainable development.



## Appendix A Summary of Plans and Programmes

NAME OF DOCUMENT	BROAD AIMS/RELEVANT POLICIES	REQUIREMENTS OF THE DOCUMENT IN RELATION TO THE NEIGHBOURHOOD PLAN
National Planning Policy Framework, March 2012	This document sets out the Govt's planning policies for England and how these are expected to be applied. It provides a framework for District and Neighbourhood Plans.	The Neighbourhood Plan will need to pay particular regard to this new Planning Framework.
Mid Sussex Local Plan, 2004	This document was statutorily adopted in 2004. It defines built up area boundaries and contains some policies that have been retained in the District Plan.	MSLP Policies for Ardingly have been retained and will need to be taken into account in the Neighbourhood Plan
Mid Sx District Plan, Consultative Draft 2011	The draft District Plan has been written in the context of the Localism Act and changes to the planning system. It sets out strategic policies and provides the framework for subsequent planning documents including Neighbourhood Plans.	The Neighbourhood Plan will need to comply with the strategic aims and policies of the District Plan.
High Weald AONB Management Plan, 2009	Identifies the important features of the AONB and sets out guidance and objectives on the ways in which these features can be protected, restored and enhanced.	As the parish is located entirely within the AONB, the NP will need to take full account of the aims of AONB designation and the land and countryside management issues in this document.
Mid Sx Landscape Character Assessment, 2005	This document looks in detail at the landscape character of the District and contains detailed management guidelines	The management guidelines will need to be taken into consideration in the NP
Ancient Woodland Inventory for Mid Sussex, 2007	This survey identifies the areas of ancient woodland within Mid Sussex	Ancient woodland is a key biodiversity asset for the parish and needs to be recognised in the Neighbourhood Plan.
Mid Sussex Rural Affordable Housing Strategy, 2007	This document identifies a strategy to enable the Council to meet the housing needs of local residents in rural areas.	The Neighbourhood Plan will consider how it can contribute to this in the light of a new Housing Needs Study.
Biodiversity Action Plan for Sussex	Focuses resources to conserve and enhance biodiversity in Sussex by means of local partnerships, taking account of national and local priorities.	The Neighbourhood Plan will need to take account of nature conservation and biodiversity issues.

Mid Sussex Economic Development Strategy, MSDC 2010	The document lists objectives for economic development and states how the Council will assist in meeting these aims	The Neighbourhood Plan will need to be in broad compliance with the economic development and tourism policies of the District Plan
Mid Sussex Infrastructure Devt Plan, draft 2011	Sets out infrastructure requirements that development will be expected to contribute towards.	The Neighbourhood Plan should contain a policy on infrastructure to comply with these requirements.
Mid Sussex Landscape Capacity Study, 2007	The study identifies the capacity of the Mid Sussex landscape to accommodate strategic development.	The study has been a key piece of evidence in the formulation of policies concerning the District's landscape
Historic Environment Record	Lists and describes the buildings included in the List of Buildings of Special Arch and Historic Interest	The NP will take account of the need to protect and conserve this asset.
West Sussex Sites of Nature Conservation Importance Register	Identifies and describes sites of importance	The Neighbourhood Plan will need to contain policies to protect these sites
Ardingly Village Plan, 2010	This community led plan contains aims and actions identified by the community	The issues identified in the Village Plan will be used to inform the Neighbourhood Plan
Ardingly Housing Needs Studies, 2007 and 2012	Initial study published 2007. Second study published 2012.	New study commissioned April 2012

## Appendix B

### Summary of responses from consultees on sustainability objectives, June 2012

Date	Consultee	Comments	APC response to comments
3 May 2012	High Weald AONB Unit	<p>'You have covered all the bases, and made a thorough scoping of issues and local character'.</p> <p>Individual comments made on draft sustainability objectives and indicators:            1/Env: include field patterns, heathland and wildflower grassland.            3/Soc: include wider educational and training element.            5/Soc: include "well-being"            6/Env: include quality and character of settlement and community.            7/Env: include "natural resources"            8/Env: add "soil and air quality"            14/Env: include "cultural heritage"</p>	Agree to all comments
18 May 2012	English Heritage	<p>Welcome comprehensive and detailed section on heritage.</p> <p>Scoping report should identify any gaps in existing knowledge about historic environment.</p> <p>NPPF requires local plans to set out a positive strategy for conservation and enjoyment of historic environment through strategic and more detailed locally-specific policies in NPs.</p> <p>Suggest policy in NP to propose production of Conservation Area Appraisal.</p> <p>Welcomes Sust. Obj. 14/Env, but recommends change to indicators to include set of questions.</p> <p>Appendix A should refer to ' Historic Environment Record'.</p>	<p>Review contents of Sustainability Appraisal</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed as rec. by English Heritage</p> <p>Agreed</p>
1 June 2012	Environment Agency	Pleased to see a number of objectives relating to the environment and particularly support 9/Env which reflects aims of Water Framework Directive	Refer to SE River Basin Management Plan, 2009 in Sustainability Appraisal and NP

