



Cuckfield Parish Council

Sustainability Report

Sustainability Appraisal Cuckfield
Neighbourhood Plan,
incorporating Strategic
Environmental Assessment

July 2013

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Section 1: Introduction

What is Sustainability Appraisal/Strategic Environmental Appraisal?

We are required by European Law to undertake what is known as a Strategic Environmental Assessment (SEA) of the Cuckfield Neighbourhood Plan (CNP). An SEA is a process for identifying the environmental impacts likely to arise from the Plan.

To help ensure that the CNP will promote sustainable development, it is best practice in the UK to undertake a Sustainability Appraisal (SA). An SA is a process that aims to predict and then assess the economic, environmental and social effects likely to arise from the adoption of the Neighbourhood Plan.

As both the SA and the SEA aim to predict and assess the impacts of plans, they are usually combined to avoid duplication. They are referred to as the SA/SEA.

An SA/SEA Scoping Report was published in 2012 outlining the main issues that will need to be considered when planning development in Cuckfield. We have carried out SA/SAE of the Cuckfield Neighbourhood Plan and the results are included in this Report. The Plan explains how the recommendations of this report were considered when finalising the Plan Policies.

Contents of Sustainability Report

- This section describes what a Sustainability Appraisal is for, how this one has been carried out, and what area it covers. It also describes the existing policy context that the Plan is being prepared under
- Section 2 summarises key issues facing Cuckfield now and in the future, based on the evidence gathered during preparation of the Plan (evidence documents are available on the Cuckfield Plan website and are summarised in the submission Neighbourhood Plan).
- Section 3 describes the Sustainability Objectives for the Neighbourhood Plan. Development meeting these objectives will be considered to be 'sustainable development' by the Parish Council. This section also includes monitoring indicators that will be used to determine whether development is meeting the objectives or not.
- Section 4 outlines how the Sustainability Objectives are aligned with existing policy and the objectives of the Draft Neighbourhood Plan, and whether the aims of sustainable development conflict with the aims for development within the Parish.
- Section 5 describes the Sustainability Appraisal of the Cuckfield Neighbourhood Plan policies, and recommendations arising from the Appraisal. (The full Appraisal is in Appendix 1)

This document is submitted to Mid Sussex District Council in advance of examination by an independent examiner. If approved by the Examiner, the Plan will be taken forward to referendum for the residents of Cuckfield Parish.

Timetable of Cuckfield's Neighbourhood Plan

The table shows the main stages in the production of the Neighbourhood Plan and corresponding stages of the SA/SEA. A more detailed timetable of the Neighbourhood Plan preparation and adoption is in the Plan itself.

Neighbourhood Plan stage	SA/SEA stage	Expected Timescale
Data collection and Interpretation	Identify Policy context and Neighbourhood Characteristics	To autumn 2012
Community engagement		Winter/Spring 2012
Options Creation	Generating options for what could be in the Plan	April-June 2012
Options Consultation	Scoping report consultation	Summer 2012
Plan Creation	Assess the impacts of the options on the Environment, Society and the Economy – in Cuckfield and beyond	Summer/ Autumn 2012
Pre-Submission consultation and Engagement	Draft Sustainability Report consultation for 6 weeks	Current Stage – February 2013
Plan Finalisation	Take account of consultation feedback and finalise the Plan and Sustainability Appraisal	Winter/Spring 2012/13
Submission consultation, examination and processes up to referendum	Final Sustainability Report submitted along with Plan	Summer/Autumn 2013
Adoption	Adoption of the Plan and publication of an Environmental Statement of how the Plan takes account of the findings of the SA	Winter 2013

Methodology of SA

At the first stage of the SA/SEA scoping of the Plan, the Parish Council collected contemporary information on social, environmental and economic issues in Cuckfield. This is known as the 'baseline' data. This information was collected from studies, many of which were commissioned to inform the preparation of the Cuckfield Neighbourhood Plan; public engagement on the Neighbourhood Plan carried out in 2011 and feedback from public consultation in July 2012, and other evidence published at District and County levels. This information enabled the key issues facing the Cuckfield Neighbourhood plan area today to be identified.

The next stage of the process was to identify and analyse all plans, programmes and policies that could impact on the Neighbourhood Plan. These plans, programmes and policies include documents relevant to Cuckfield Parish. Mid Sussex District Council are preparing a District Plan and have identified plans policies and programmes from international to District level that affect Mid Sussex.

A Scoping Report was prepared containing a summary of the known baseline information; the implications of concurrent plans, policies and programmes on Cuckfield; proposed Sustainability Objectives (SOs) and monitoring indicators. The Scoping also described the

proposed methodology for undertaking sustainability Appraisal of the plans and policy options for Cuckfield Neighbourhood Plan.

The Scoping Report was circulated for consultation with statutory consultees and local parish councils from 12th September – 19th October 2012. Feedback from the consultation has been taken into account, and modifications made to the evidence base, and some of the Sustainability Objectives and Monitoring Indicators. The topics and sustainability priorities of most concern to Cuckfield were confirmed following the Scoping Report consultation.

This SA is being prepared by Cuckfield Parish Council who is also responsible for the development of the Neighbourhood Plan. To ensure the SA is subject to impartial scrutiny, we have involved a planning consultant as 'critical friend' to provide objective opinion of the Appraisal. SA of the Options for policies, and proposed policies that were consulted on in early 2013 are available in the Draft Sustainability Report, February 2013.

The Sustainability Appraisal of the Submission Plan is displayed in Appendix 1. Policies in the Plan have been assessed against the Sustainability Objectives. The recommendations of this SA have been taken into account in the Plan.

The Sustainability Objectives have been chosen to represent the economic, environmental and social issues facing the Parish – enabling the assessment to show whether policies would result in balanced, 'sustainable' development, or would favour one of these three themes over another.

Each policy or policy option is appraised against each Sustainability Objective and scored according to whether its impact on the Objective would be: significantly negative; negative; neutral; positive; significantly positive, or whether the impact is not known. The Draft Neighbourhood Plan contains an account of how it has responded to the Sustainability Appraisal, and any justification for instances where the most sustainable policy recommendation is not proposed to be adopted in the Plan.

The Appraisal has been carried out bearing in mind the cumulative effect of policies with:

- Mid Sussex District Plan development proposals
- Adjacent Neighbourhood Plan area policies

The wider impacts of development within the district as a whole are considered by the Sustainability Appraisal and Habitats Regulations Assessment of the District Plan.

Planning Context

The **Localism Act** gives additional powers to local communities to control their local areas. The Act was given royal assent in November 2011 and the parts of the act dealing with Neighbourhood Planning came into force in March 2012.

The **National Planning Policy Framework (NPPF)** should be taken into account in the preparation of neighbourhood plans (NPPF Para 2). The NPPF requires that planning policy and development decisions be made in light of the Government policy to permit 'Sustainable Development'

The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly

The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously (NPPF)

Mid Sussex Local Plan (2004) sets strategic policies for land including housing and employment targets, land and location. Policies of the Local Plan that have been retained are available on the Mid Sussex website. It describes the characteristics important to the two conservation areas in the village, and describes the designation of the area of Townscape Character on London Road. It allocates land west of the High Street to housing (50 dwellings. This area has been built out); and the land immediately west of Whitemans Green Recreation Ground, for recreational use, as an extension to the existing playing fields. A policy for a cycleway between Cuckfield and Haywards Heath has since been deleted.

Small Scale Housing Allocation Development Plan Document (2008) allocates small-scale housing sites to 2016. The document allocates a Greenfield site north west of Chatfield Road, Cuckfield for 42 dwellings which has now been built out.

Mid Sussex District Plan will replace the current adopted Mid Sussex Local Plan, and will be produced in conformity with the NPPF. Mid Sussex District Council published a Submission Plan in May 2013. Strategic policies seek to provide the level of development necessary for the district to support the need for housing, jobs and growth of both the local and regional economy, and protect, enhance and benefit from the rural character of the District and its many features of visual and ecological value.

Cuckfield Parish Plan (2007 adopted by the Parish but not the District Council) sets out aims for the Parish to achieve a more thriving economy and better environment for Cuckfield. It includes an action plan of measures to achieve this, many of which have been successfully implemented. The Parish Plan provides an insight into the historic objectives and vision for the Parish, which will be used to inform, but will not dictate, the contents of the Neighbourhood Plan.

Cuckfield Draft Village Design Statement (Feb 2011, unadopted) provides a detailed description of the parish history, architecture and design and environment. It sets out draft policies or design guidance for developers to observe, in order to retain and protect the historic character and environmental quality of the village and parish; and describes potential improvements that would enhance the village. The analysis forms an important part of the evidence base which will be used to inform the contents of the Neighbourhood Plan.

Neighbourhood Plan Area

The Neighbourhood Plan is for Cuckfield Parish. The SA addresses the area within the Parish Boundary that the Plan affects.

However the area of open space between Cuckfield and Haywards Heath to the east is of particular concern to the residents of Cuckfield, and partially falls outside the Parish. Cuckfield Parish Council will examine options for how this area will be addressed in the Cuckfield and adjoining Neighbourhood Plan, in continuing dialogue with Haywards Heath Town Council and Mid Sussex District Council. In relation to secondary or indirect effects of the Neighbourhood plan, the SA has considered the impact of policy proposals on the areas adjacent to the Parish Boundary where development would have a significant impact on land or development potential of these areas. The SA may be applied to these and other areas beyond the Parish Boundary during the life of the Plan.

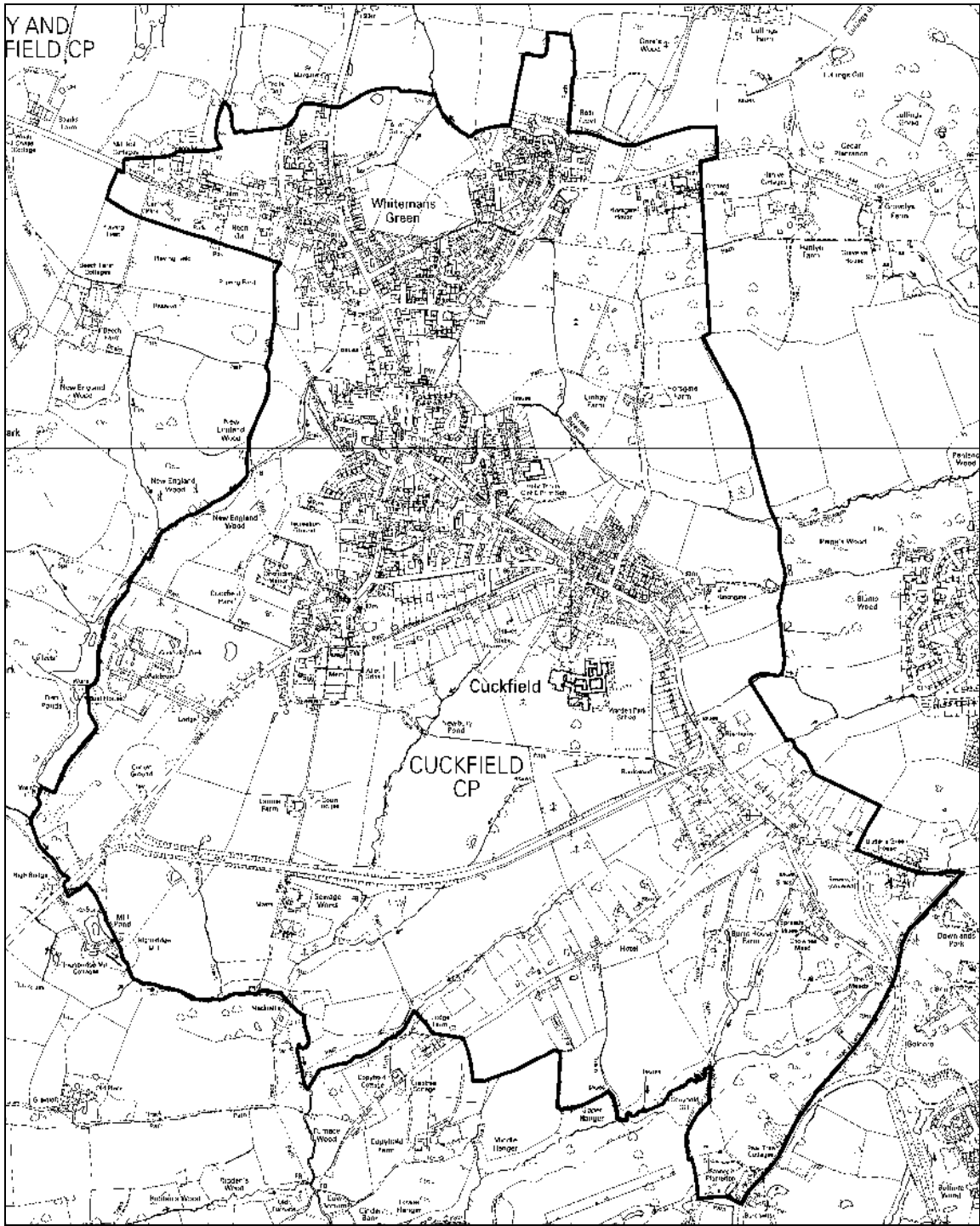


Figure 1: Cuckfield Parish – Neighbourhood Plan Area

Section 2: Key Issues for Cuckfield

Consultation, local studies and engagement with stakeholders and the wider community has indicated a number of key issues faced by the parish

Housing

There is a need for some additional affordable and market housing for local people

Landscape and Open Space

The views from Cuckfield built up area are an important distinctive village feature

The quality and topography of the countryside around the village make it generally sensitive to built development

The gap between Cuckfield and Haywards Heath prevents coalescence of the settlements but is under threat from development

The countryside with its network of footpaths provides connectivity and an important recreational facility for residents of the area

Pressures to build housing or other built development could threaten areas of open space, views and the landscape setting of the village and accessibility to the countryside

Jobs and Employment

The local economy is focussed on the village services (including shops, professional services, schools, doctors) and tourism

Tourism is based on visitors to holiday accommodation and attractions such as boutique shopping in the village centre and the historic village and surrounding countryside

Most people work outside the parish

Agriculture and rural businesses may be threatened from development on agricultural land

Demand for housing could result in the loss of some employment space

Transport

Peak hour congestion occurs on London Road at the Ardingly, London Lane and Broad Street junctions. Congestion also occurs outside schools during term time and when events are held at these locations.

The interlinking network of paths is an important asset for non-motor car users

Infrastructure

Need for new transport infrastructure, school provision, and additional playing pitches and allotments within the parish.

The parish has an extensive network of community groups and local meeting places

There is good local provision for formal and informal recreation activities

Ecology and Biodiversity

Cuckfield parish is surrounded by several areas of local or regional natural conservation interest or habitats inhabited by protected species.

There are several areas within the parish which could be improved to enhance their ecology and biodiversity.

Design and Heritage

The historic and architectural character of Cuckfield is protected by two Conservation Areas

Views into and out of Cuckfield are distinctive features and highly valued by residents and visitors

The location, layout and design of development is important within the village, particularly within the historic fabric or at the edge of the built up area

Water

Cuckfield suffers from water stress along with the rest of the South East region of England

Need to control surface water runoff and ensure it does not adversely impact flooding elsewhere, or water quality in the surrounding countryside.

Energy

At times of finite natural resources, increasing energy prices and global warming impacts, there is a need to consider local-scale renewable and low carbon technologies in the Parish

Landscape impacts mean that large scale renewable technologies are likely to be inappropriate in the parish.

Section 3: Sustainability Objectives

The Sustainability Objectives for Cuckfield Neighbourhood Plan were derived from

- Review of the Policies and Documents described in Appendix A
- Review of Mid Sussex District Sustainability Objectives
- An Understanding of the key issues facing Cuckfield

Sustainability Indicators are monitoring indicators that may be used to gather data during the lifetime of the Neighbourhood Plan. They are chosen to be reasonably practicably monitored, and to give a good indication of the level to which each Objective is being met. The Sustainability Objectives and Indicators for Cuckfield are as follows:

Table 1: Cuckfield Sustainability Objectives

Cuckfield Sustainability Objective	Cuckfield Sustainability Indicators
1. To ensure that those in need of local housing have the opportunity to live in a, sustainably constructed and affordable home of the appropriate type.	<ul style="list-style-type: none"> • Number of new home completions • Number of affordable home completions • Type of dwellings constructed by type and tenure
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	<ul style="list-style-type: none"> • Flood events recorded • Permissions granted contrary to Environment Agency advice
3. To maintain a safe environment with a high level of community wellbeing	<ul style="list-style-type: none"> • Crime rates, by type • Number of incidents reported by residents
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	<ul style="list-style-type: none"> • Number of convenience shops in the village • Record of social infrastructure provided (schools, health facilities, etc.) • Number of primary-age children enrolled at schools in the Parish
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	<ul style="list-style-type: none"> • Planning conditions requiring use of local or vernacular materials in design.
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	<ul style="list-style-type: none"> • Parish Council representations on planning applications, to encourage 'sustainable' design and layout of development
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	<ul style="list-style-type: none"> • Condition of New England and Millennium Woods • Designated sites within and adjacent to Parish • Data from Sussex Biodiversity Records

<p>8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements</p>	<ul style="list-style-type: none"> • Number of buildings developed outside the BUAB • Number of views from the BUAB affected by development • Footpath condition surveys • Number of footpath and bridle path routes across through Parish countryside into adjacent districts
<p>9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish</p>	<ul style="list-style-type: none"> • Length of dedicated cycle or shared-surface paths within the parish • Number of parking spaces in the village • Traffic management undertaken
<p>10. To encourage lower production of waste to landfill</p>	<ul style="list-style-type: none"> • Municipal waste collection data from black, blue and green bins
<p>11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management</p>	<ul style="list-style-type: none"> • Water consumption data • Water quality in the New England Wood • EA water quality data
<p>12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.</p>	<ul style="list-style-type: none"> • Number of Photo Voltaic systems installed • Energy consumption of Parish buildings
<p>13. To promote opportunities for employment within the Parish and support local businesses and tourism</p>	<ul style="list-style-type: none"> • Number of new business start-ups in the village • Number of local enterprises • Rates and taxes for small businesses

Section 4: Sustainability Framework

Our vision is for Cuckfield to continue to thrive to meet the changing needs of the community whilst preserving the distinctive character, landscape and setting of the village that has evolved over nine centuries of history.

Cuckfield Neighbourhood Plan Objectives:

Environment

1. To preserve and enhance the distinctive heritage of the area
2. To protect important open spaces within the village
3. To ensure development is well designed and reflects the heritage and distinctive character of Cuckfield
4. To protect and enhance the high quality and sensitive landscape within the Parish and the setting of the village
5. To maintain the distinctive views and visual connectivity with the surrounding countryside from public places within the built up area
6. To protect the identity of Cuckfield and prevent any further coalescence of Cuckfield with Haywards Heath
7. To protect and enhance biodiversity

Housing

8. To enable local people to stay in the village throughout their lifetime and as their needs change
9. To ensure an adequate supply of affordable housing to meet the needs of the Parish
10. To maintain a strong community by ensuring a mix of house types and integration between different types and tenures of housing within the village

Local Economy

11. To support the development and sustainable growth of business in Cuckfield
12. To promote the economic and social hubs of Cuckfield Village and Whitemans Green neighbourhood centres

Getting Around

13. To ensure that new development is well connected to village facilities by a range of transport modes, including walking, cycling and public transport and, where appropriate, makes suitable provision towards new sustainable transport infrastructure
14. To ensure safe vehicular and pedestrian access and promote pedestrian safety
15. Supporting the maintenance of bus services during peak times and connections with other services.

Wellbeing and Leisure

16. To ensure sufficient community and leisure facilities are maintained to serve the Parish including new provision in association with new development

The objectives of the Neighbourhood Plan and the Sustainability Objectives have been compared to highlight any objectives that are at cross purposes. The matrix below

summarises this comparison. Where the objectives of the Sustainability Appraisal and the Neighbourhood Plan are mutually supporting this is marked with a tick. Where there is no conflict there is no marking. Conflicting objectives would be marked with a cross.

Table 2: Sustainability Framework Assessment

	Heritage	Open Space	Design	Landscape	Views	Coalescence	Biodiversity	Lifetime residency	Affordable Housing	Housing mix	Growth of business	Promote Hubs	Connected	Safe access	Support Bus services	Leisure facilities
1								✓	✓	✓						
2																
3										✓				✓		✓
4											✓					✓
5	✓		✓	✓		✓										
6														✓		
7							✓									
8				✓		✓										
9													✓	✓	✓	
10																
11							✓									
12																
13											✓	✓				

Summary of Comparison of Objectives

The matrix indicates that there are no Objectives that directly conflict. It is possible that CNP policies that describe development in the form of housing and economic growth could conflict with the Sustainability Objectives. These policies are assessed in the next part of this document.

There are several Sustainability Objectives that are not addressed by the objectives of the Neighbourhood Plan:

- **Objective 2: To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere** is not addressed through the objectives of the Neighbourhood Plan
- **Objective 6: To reduce the Parish's impact on climate change and prepare the community and environment for its impacts** is addressed only weakly by Plan objective to ensure new development is well connected to village facilities – thus reducing the need to travel by private car.
- **Objective 10: To encourage lower production of waste to landfill** is not addressed through the objectives of the Neighbourhood Plan
- **Objective 12: to increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local product in new developments where possible** is not addressed through the objectives of the Neighbourhood Plan

It is important that these issues are recognised by the SA to demonstrate that it has considered the full spectrum of 'sustainability'. However it is not necessary for the Parish Plan to deal directly with these issues. Policies in the National Planning Policy Framework (NPPF) address these issues in sufficient detail to ensure that any development proposals in the Parish must consider flooding, climate change, waste and energy efficiency and production appropriately.

Section 5: Sustainability Appraisal of Neighbourhood Plan Policies: Summary and Recommendations

The Sustainability Appraisal of the Neighbourhood Plan policies is provided in Appendix 3. Each policy is assessed against each Sustainability Objective; the impact of the policy on the objective is symbolised as positive, negative, neutral or unknown, and a commentary is given.

The matrix below illustrates the net result of the Appraisal. Areas in red, with negative symbols are discussed below the matrix in more detail, and recommendations made for alterations to either policy or the text of the Draft Neighbourhood Plan. The Draft Plan describes in itself how the recommendations of the Sustainability Appraisal have been accounted for, and any mitigation measures proposed as a result of negative or potential negative impacts of policies.

Table 3 Summary of Sustainability Appraisal of Draft Neighbourhood Plan policies

		Draft Cuckfield Neighbourhood Plan Objectives																					
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Sustainability Objective	1	+	0	0	0	+	++	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0
	2	0	0	0	0	0	0	?	0	?	0	0	0	0	0	0	0	0	0	0	0	0	+
	3	+	0	0	0	0	0	0	?	0	0	0	0	0	0	++	++	++	0	0	0	0	+
	4	0	+	0	0	0	0	0	0	0	0	+	?	0	+	0	0	+	++	++	++	++	+
	5	++	+	+	+	0	-	0	0	-	+	0	0	++	+	0	0	0	+	+	0	0	0
	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7	+	0	0	++	0	-	-	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0
	8	0	++	+	+	++	0	0	-	-	+	0	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	0	0	0	0	0	0	0	+
	11	0	0	0	++	0	-	-	-	-	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	0	0	0	0	0	0	0	0	0	0
	13	0	0	0	0	0	0	0	0	0	0	++	+	0	+	0	0	0	0	0	0	0	0

Objectives that have additional support through the NPF:

- Objective 6 (to reduce the Parish's impact on climate change and prepare the community and environment for its impacts)
- Objective 2 (to ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere) is supported in Policy 7 with respect to the housing allocations. The NPPF will ensure that the risk of flooding is considered through any other planning application in the Parish
- Objective 10 (to encourage lower production of waste to landfill)
- Objective 12 (to increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainable produced and local products in new developments where possible) is only supported by Policy 18 which allocates land for allotments. The NPPF and existing legislation will ensure energy efficiency and increased energy self-sufficiency are supported in new development.

Specific measures in relation to sustainable design are covered through the NPPF and part L Building Regulations (Code Level 4 mandatory for all housing development from April 2012) and are not repeated in the Plan. Mid Sussex District Council District Plan when adopted may also contain specific measures.

Areas of unknowns:

- Policy 8 – the effect of new development within the BUAB on local flooding is unknown without more detail of appropriate designs, or a policy requiring zero net change to drainage. This information will be provided by applications adhering to the requirements of the NPPF
- Policy 9 – the effect of incorporating a percentage of affordable housing within developments on local community wellbeing is unknown until the dwellings are inhabited
- Policy 10 - the effect of new small developments on local flooding is unknown without more detail of appropriate designs. This information will be provided by applications adhering to the requirements of the NPPF
- Policy 13 – the effect of the policy allowing change of use and potential loss of shops and pubs from Whitemans Green on the provision of local facilities is unknown without knowledge of future market conditions.

Negative impacts

Policies 7, 8, 9 and 10 deal with the development of housing in the Parish.

All development will have negative impacts on certain natural features, and increase the consumption of water, energy and the production of waste in the Parish. These impacts are addressed through the requirements of other policies in the Plan, and in the detailed policy requirements for infrastructure provision and design included in Policy 7.

It is concluded that there will be no net negative impact on the sustainability objectives of the Parish, as long as the policies of the Plan are met. The overall effect of the implementation of the Plan will contribute to the objectives of sustainable development within the Parish.

It is recommended that development applications be considered in the light of the policies of the Neighbourhood Plan as a whole; and taking into consideration the policies of the National Planning Policy Framework where issues are not covered directly by policies of the Neighbourhood Plan.

Next Steps

This is the Sustainability Appraisal of the Cuckfield Submission Neighbourhood Plan. SA of the draft plan and options considered for policies is included in the Draft Sustainability Report that was consulted upon in February-March 2013, which also contains information on the evidence base leading up to the Plan.

Following adoption of the Plan, development within the Parish will be monitored to ensure the implementation of the Plan is sustainable. The monitoring indicators proposed are described on pages 11 and 12.

Appendix 1: Appraisal of Submission Neighbourhood Plan Policies

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

Policy CNP 1 - Design of New Development and Conservation		
New development in accordance with the Neighbourhood Plan will be permitted where it		
a) Is designed to a high quality and responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield on Map 3 – Conservation Areas and Character Areas by way of:		
<ul style="list-style-type: none"> i. height, scale, spacing, layout, orientation, design and materials of buildings, ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and 		
b) Is sympathetic to the setting of any heritage asset, and		
c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and		
b) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges, ponds within the site, and		
c) Creates safe, accessible and well-connected environments that meet the needs of users, and		
d) Will not result in unacceptable levels of light, noise, air or water pollution. and		
d) Makes best use of the site to accommodate development.		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy supports the objective by optimising sites' potential to accommodate development	+
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	0
3. To maintain a safe environment with a high level of community wellbeing	This policy supports the objective by promoting a	+

	safe environment (point 3)	
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy is not applicable to this objective	O
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy strongly supports the objective by describing the quality of design required in the parish	++
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy supports the objective by requiring protection and incorporation of natural features within development.	+
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy is not applicable to this objective since it promotes accessible development environments, rather than access to the wider environment	O
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy supports the objective through promotion of accessible and well connected environments	+
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective.	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective.	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

Policy CNP 2 – Protection of Open Space within the Built Up Area

Proposals for development which would result in the loss of an Area of Important Open Space, as defined on Map 4 – Areas of Open Space, will not be permitted.		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy is not applicable to this objective	0
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	0
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	0
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy supports the objective, since the school playing field and site to the north have significant community leisure and amenity value	+
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy supports the objective, as it prevents development that would be out of character for the village	+
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	0
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	0
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy strongly supports the objective by protecting open spaces of strategic importance and local visual amenity value	++
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy is not applicable to this objective	0
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	0
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	0

12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

Policy CNP 3 – Preventing Coalescence between Cuckfield and Haywards Heath

Development will not be permitted outside the Built Up Area Boundary, as defined on Map 2 – Cuckfield Built Up Area Boundary, if individually or cumulatively it would result in increasing the coalescence between Cuckfield and Haywards Heath or reducing their separate identity by:

- a) Reducing the gap between Cuckfield and Haywards Heath or,**
- b) Increasing the density of development within existing curtilages.**

Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy does not preclude opportunities for development outside the built up area – that may be required to meet local housing need	O
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy is not applicable to this objective	O
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy supports the objective by protecting the village setting from development that would reduce the separate identity of Cuckfield	+
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider	This policy is not applicable to this objective	O

landscape of biodiversity enhancement across the district and the South East		
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy supports the objective by preventing coalescence between Cuckfield and Haywards Heath	++
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy is not applicable to this objective	0
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	0
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	0
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	0
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	0

Policy CNP 4 – Protect and enhance biodiversity		
Proposals should protect and enhance biodiversity by		
<ul style="list-style-type: none"> a) Protecting designated sites, protected species and ancient or species-rich hedgerows, grasslands and woodlands, and b) Preserving ecological networks, and the migration and transit of flora and fauna, particularly between urban areas, and c) Protecting ancient trees or trees of arboricultural value, and d) Promoting the mitigation, preservation, restoration and re-creation of wildlife habitats, and the protection and recovery of priority species, and e) Providing a net gain in flora and fauna, in particular those identified on Map 6, and f) Adopting best practice in Sustainable Urban Drainage. 		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to	This policy has potential to limit reduce the	0

live in a sustainably constructed and affordable home of the appropriate type.	number of sites, or limit the amount of housing proposed on allocated sites – reducing the ability of the Parish to meet local housing need. This risk is mitigated through the Neighbourhood Plan which allocates sufficient housing for local needs.	
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy is not applicable to this objective	O
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy supports the objective by protecting and enhancing the rural character and setting of the village within the Parish	+
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy strongly supports the objective to protect and enhance biodiversity	++
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy supports the objective by protecting and enhancing natural features characteristic of the landscape	+
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy is not applicable to this objective	O
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy supports the objective by protecting and enhancing natural features that provide surface-water attenuation and filtration functions, and by promoting best practice in SUDS	++

12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

<p>Policy CNP 5 – Protect and enhance the countryside</p> <p>Outside of the Built Up Area Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where:</p> <ul style="list-style-type: none"> a) it is allocated for development in Policy CNP7 (a) and (b) or would be in accordance with Policies CNP10; CNP14 and CNP18 in the Neighbourhood Plan or other relevant planning policies applying to the area, and b) It would not have a detrimental impact on, and would enhance, landscape of substantial landscape value or sensitivity, and c) It would not have an adverse impact on the landscape setting of Cuckfield, and d) It would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area, particularly those identified on map 5, and g) Within the High Weald Area of Outstanding Natural Beauty it would conserve and enhance the natural beauty and would have regard to the High Weald AONB Management Plan 		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy allows appropriate development within the Parish that is required to meet local housing need	+
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy is not applicable to this objective	O

5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy is not applicable to this objective	O
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy supports the objective by protecting the landscape around Cuckfield	++
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy is not applicable to this objective	O
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

Policy CNP 6 - Housing Allocations

The following sites, as defined on **Fehler! Verweisquelle konnte nicht gefunden werden.**, are allocated for residential development, with the density, form, layout, dwelling mix, landscaping and access for these sites as set out below.

The allocated sites may come forward for development in phases, but proposals for development of part of a site which would prejudice eventual development of the whole allocation will not be permitted. Any proposals for development of part of the allocation will be required to

demonstrate that they would not prevent the quantum of development set out above from being satisfactorily accommodated on the site.

a) Former Court Meadow School, Hanlye Lane

Site Area: 0.5 ha

Capacity: The site should provide approximately 10 dwellings

Form, Layout and Landscaping: The former school site should be redeveloped. The form, scale and layout of the site should ensure that development is not prominent on the skyline or within views from the surrounding countryside. Structural landscaping should ensure that development is well integrated into its countryside setting and the design reflects the character of existing adjacent dwellings. Proposals should incorporate an element of 1 or 2 bedroom dwellings.

Infrastructure: The sewer capacity may need to be improved in Ardingly Road. Sustainable drainage systems (SUDS) should be used to minimise run off from this development. Vehicular and pedestrian access should be provided to Hanlye Lane

b) Horsgate House, Hanlye Lane

Site Area: 0.3 ha

Capacity: It is not possible to specify a capacity for this site as it would suit a single dwelling or a number of units.

Form, Layout and Landscaping: Horsgate House should be retained or its character and its impact as a landmark building on the wider landscape should be maintained within any development

Infrastructure: The sewer capacity may need to be improved in Ardingly Road. Sustainable drainage systems (SUDS) should be used to minimise run off from this development. The existing vehicular and pedestrian access to Hanlye Lane should be used.

c) 11 Manor Drive

Site Area: 0.6 ha

Capacity: The site should provide approximately 3 dwellings

Form, Layout and Landscaping: 11 Manor Drive is a modern building which is available to be redeveloped as part of a comprehensive scheme for this site. The site may be developed with, or independently of, the adjoining Manor House site. The character of Manor Drive with larger detached properties laid out along a curved road should be respected. Some of the proposed buildings could be subdivided to allow the creation smaller dwellings. The existing strong hedge and treed boundaries should be retained and reinforced by new planting and the mature specimen native trees should be retained as part of the development. Proposals should respect the natural contours of the sloping site and the form, scale, layout and landscaping of the development should ensure that it responds sensitively to the setting of the AONB.

Infrastructure: The adjacent pond may be adapted to provide a sustainable drainage system (SUDs) to minimise run off from this development. Access should be provided to Manor Drive and a shared surface should be considered within the site to encourage low vehicle speeds.

d) Manor House, Manor Drive

Site Area: 0.95 ha

Capacity: The site should provide approximately 15 dwellings

Form, Layout and Landscaping: Manor House is a landmark building within the Manor Drive street scene and should be retained or its character maintained within any development. The site may be developed with, or independently of, the adjoining 11 Manor Drive site. The character of Manor Drive with larger detached properties laid out along a curved road should be respected. Some of the buildings should be subdivided to allow the creation of 1 or 2 bedroom dwellings. The existing strong hedge and treed boundaries should be retained and reinforced by new planting and the mature individual specimen native trees should be retained as part of the development. Proposals should respect the natural contours of the sloping site and the form, scale, layout and landscaping of the development should ensure that it responds sensitively to the setting of the AONB.

Infrastructure: Sustainable drainage systems (SUDS) should be used to minimise run off from this development. Access should be provided to Manor Drive and a shared surface should be considered within the site to encourage low vehicle speeds.

Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy would supply the identified housing need in the Parish	++
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	Development could result in the loss of green space that currently acts as a soakaway. Mitigation proposed within the policy means there will be no net negative impact.	0
3. To maintain a safe environment with a high level of community wellbeing	Development at the Court Meadow School site will only be permitted if adequate pedestrian and vehicular access are provided, to a standard that will eliminate any potential negative effects on the safety of people accessing the site	0
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy is not applicable to this objective	0
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	Development could alter the shape and/or the low-density character of the built up area. There will be no net negative impact if other policies in the plan are implemented alongside policy 7	-
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	0
7. To conserve and enhance biodiversity within the Parish, as part of a wider	This policy could reduce the diversity of wildlife	-

landscape of biodiversity enhancement across the district and the South East	within the built up area, and reduce the ability of wildlife to migrate through the village to areas of green space beyond. There will be no net negative impact if other policies in the plan are implemented alongside policy 7	
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	Infill development will not affect accessibility to the wider landscape, assuming the existing network of footpaths and twittens is retained	0
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	Development will bring more traffic and congestion into the existing built up area. Mitigation proposed within the policy will ensure there is no net negative impact	0
10. To encourage lower production of waste to landfill	The development of housing in the village will increase municipal waste produced to go to landfill. There will be no net negative impact if other policies in the plan are implemented alongside Policies of the NPPF	-
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	the development of housing will increase demand for water. There will be no net negative impact if other policies in the plan are implemented alongside Policies of the NPPF	-
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy will either enhance nor detract from national legislation affecting the energy efficiency of new housing development	0
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	0

Policy CNP 7 - Housing development within the Built Up Area Boundary

Housing development within the Cuckfield built-up area boundary, as defined, will be permitted including infill development and change of use or redevelopment to housing outside the designated Cuckfield village centre and Whitemans Green neighbourhood

<p>centre, where it meets the following criteria:</p> <p>a) The scale, height and form fit unobtrusively with the existing building, or curtilage for new dwellings, and the character of the street scene</p> <p>b) Spacing between buildings would respect the character of the street scene</p> <p>c) Gaps which provide views out of the village to surrounding countryside are maintained</p> <p>d) Materials are compatible with the materials of the existing building</p> <p>e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and</p> <p>f) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded</p>		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy would supply some of the identified housing need in the Parish	+
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	Development that in-fills the built up area could result in the loss of green space that currently acts as a soakaway. Infill that occurs outside the sites allocated in Policy 7 of the Neighbourhood Plan will be subject to the policies of Mid Sussex District Plan, to be published	?
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	0
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy is not applicable to this objective	0
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy ensures development within the BUAB will respect the character of the street scene	0
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	0
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy could reduce the diversity of wildlife within the built up area, and reduce the ability of wildlife to migrate through the village to areas of green space beyond. There will be no net negative impact if other policies in the plan are	-

	implemented alongside policy 7	
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	Infill development will not affect accessibility to the wider landscape, assuming the existing network of footpaths and twittens is retained	0
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	Infill development will bring more traffic and congestion into the existing built up area. There will be no net negative impact if other policies in the plan are implemented alongside policy 7	-
10. To encourage lower production of waste to landfill	The development of housing in the village will increase municipal waste produced to go to landfill. There will be no net negative impact if other policies in the plan are implemented alongside Policies of the NPPF	-
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	the development of housing will increase demand for water. There will be no net negative impact if other policies in the plan are implemented alongside Policies of the NPPF	-
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy will either enhance nor detract from national legislation affecting the energy efficiency of new housing development	0
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	0

Policy CNP 8 - Affordable housing

- a) Where a site is large enough to generate a need for at least one affordable home, it should be provided on site.**
- b) In residential development the majority of on-site affordable housing provision should be for shared ownership to meet local need.**
- c) The location, layout and design of the affordable housing within the scheme should create an inclusive development.**

Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy would contribute to the need for affordable housing in Cuckfield	+
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	Incorporating affordable housing within market housing schemes could create tensions within the new development. Conversely it could create a well integrated community. The effect is unknown until implemented.	?
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy is not applicable to this objective	O
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy is not applicable to this objective	O
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	The mix of housing in a development in Cuckfield will not affect the local and wider biodiversity	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	The development of housing will result in the loss of more green open space	-
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	Development in the parish will increase the demand for travel and road congestion	-
10. To encourage lower production of waste to landfill	The development of housing in the village will increase municipal waste produced to go to landfill	-

11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	the development of housing will increase demand for water	-
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy will either enhance nor detract from national legislation affecting the energy efficiency of new housing development	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

Policy CNP 9 – Small Scale Dwellings		
Proposals for residential development of 5 or more dwellings or more (gross) will be permitted if they incorporate an element of 1 or 2 bedroom dwellings.		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy would supply part of the identified housing need in the Parish, and include housing of a type identified in the housing needs survey	+
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	The risk of flooding is location dependent. It is assumed all developments will be required to be drainage neutral.	?
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy is not applicable to this objective	O
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	Larger housing developments have the potential to have a negative impact on the setting and character of the village. The impact could be mitigated through appropriate choice of site and design	-
6. To reduce the Parish's impact on climate change and prepare the	This policy is not applicable to this objective	O

community and environment for its impacts		
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	The Impact of larger development on the landscape will depend on the location chosen	-
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	Development in the parish will increase the demand for travel and road congestion	-
10. To encourage lower production of waste to landfill	The development of housing in the village will increase municipal waste produced to go to landfill	-
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	the development of housing will increase demand for water	-
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy will either enhance nor detract from national legislation affecting the energy efficiency of new housing development	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

Policy CNP 10 – Building Extensions Within and Outside the Built Up Area Boundary

Building extension will be permitted where it meets the following criteria:

- a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene**
- b) Spacing between buildings would respect the character of the street scene**
- c) Gaps which provide views out of the village to surrounding countryside are maintained**
- d) Materials are compatible with the materials of the existing building**
- e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and**
- f) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.**

Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy supports the objective by permitted development of housing to be appropriate to the users' needs	+
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	0
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	0
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy is not applicable to this objective	0
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy supports the objective by requiring extensions to complement the existing character of the village	+
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	0
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	0
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy supports the objective by protecting views for enjoyment within the Parish	+
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy is not applicable to this objective	0
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	0
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	0
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced	This policy will either enhance nor detract from national legislation affecting the energy efficiency	0

and local products in new developments where possible.	of new housing development	
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

Policy CNP11 – Cuckfield village centre

- a) **Proposals for extensions to existing buildings or the change of use of premises currently not in business or community uses to shops, financial and professional services, restaurants, cafes, public houses, hot food takeaways, hotels, offices, places of worship, public halls, health centres, crèches, day nurseries, museums, libraries, art galleries and exhibition halls (Use Classes A1, A2, A3, A4, A5, B1, C1 and D1) will be permitted within Cuckfield village centre as defined on Map 8- Cuckfield Village Centre provided a mix of uses is maintained.**
- b) **Where feasible, residential uses should be retained on upper floors.**
- c) **The loss of existing business premises (Use Classes A1, A2, A3, A4, A5, B1, and C1) within the village centre will be resisted unless an equivalent replacement facility is provided within the centre, or where it is demonstrated that the continued operation of a business or service is no longer financially viable. If a specific business or service is no longer financially viable, a use from the range of acceptable Use Classes should be sought for the premises.**

Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy supports the objective by retaining residential premises where feasible	+
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy supports the objective by ensuring equivalent replacement community facilities are created where required	+
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy is not applicable to this objective	O
6. To reduce the Parish's impact on climate change and prepare the	This policy is not applicable to this objective	O

community and environment for its impacts		
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy is not applicable to this objective	O
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy supports the objective by ensuring local community facilities are provided in the Parish	+
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy strongly supports the objective by allowing the change of use of buildings with the market	++

Policy CNP 12 – Whiteman’s Green neighbourhood centre		
The loss of the existing shop and public house premises (Use Classes A1 and A4) within the Whitemans Green neighbourhood centre, as defined on Map 9 – Whitemans Green Neighbourhood Centre, will be resisted unless an equivalent replacement facility is provided within the neighbourhood centre, or where it is demonstrated that the continued operation of a business is no longer financially viable.		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy

1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy is not applicable to this objective	O
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy risks the loss of shops in the northern part of the village, where a small minority may be reliant on these local services	?
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy is not applicable to this objective	O
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy is not applicable to this objective	O
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy risks the loss of local facilities that will increase the need of local people to travel to services by private car	?
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O

13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy supports the retention of local businesses where financially viable, and ensures their replacement if a site undergoes a change of use	+
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<p>Policy CNP 13 - Shop Fronts and Advertisements Proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where the following criteria are satisfied: a) The proposal would not result in the loss of a traditional shop front or features and details of architectural or historic interest; b) The proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part and the character of the Conservation Area; and c) Where a fascia is to be applied, it would be of an appropriate height which would be in scale with the overall height of the shop front and other elements of the building and would not intrude over the first floor level</p> <p>An advertisement will be permitted where it would be designed, constructed and sited so as to preserve and enhance the character or appearance of the Conservation Area and would not cause visual clutter in the street scene, or cause significant harm to the appearance of any building on which it would be displayed because of its size, design, construction or materials.</p>		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy is not applicable to this objective	0
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	0
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	0
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy is not applicable to this objective	0
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy strongly supports this objective in ensuring the design of shop fronts and advertisements have designs complementary to the village architecture	++
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	0

7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy is not applicable to this objective	O
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy is not applicable to this objective	O
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy would have no impact on the ability of the parish to support employment, local businesses and tourism.	O

Policy CNP 14 - Business development in the countryside

Outside the Built Up Area Boundary, as defined on Map 2, the following proposals will be permitted:

- a) the change of use a permanent rural building to business or tourist uses;**
- b) a proportionate and well-designed extension of an existing business or tourist uses**

The scale and form of any extension should not adversely affect the character and appearance of the countryside in accordance with CNP10, the locality and the amenities of local residents and other countryside users.

Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy is not applicable to this objective	O
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy supports the development of local tourist including leisure facilities	+
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy supports the objective by encouraging the re-use of existing rural buildings – thus ensuring no net adverse impact on the character of the village	+
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy supports the objective by ensuring extensions do not adversely affect the character of the countryside, and by complementing CNP 10	+
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy is not applicable to this objective	O
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced	This policy will either enhance nor detract from national legislation affecting the energy efficiency	O

and local products in new developments where possible.	of new development	
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy supports the development of local businesses and tourism in the Parish	+

Policy CNP 15 – Village Centre Car Park		
Land identified on Map 8 should be retained as a public car park		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy is not applicable to this objective	O
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy ensures the continued provision of the car parking facility at Cuckfield	+
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy is not applicable to this objective	O
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy has no net impact on this objective	O
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within	This policy has no net impact on this objective	O

the Parish		
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy has no impact on this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy will ensure continued support for local businesses from those who drive to Cuckfield	+

Policy CNP 16 – Transport Impact of Development

Proposals will be permitted provided where they meet the following criteria:

- a) Safely located vehicular and pedestrian access with adequate visibility exists or could be created, and
- b) Development proposals would ensure sustainable transport links to the principal village facilities including the village centre, the primary and secondary schools and recreation open space, and
- c) Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements, and
- d) Where development would add to traffic congestion in the village or inappropriate traffic on rural lanes, proposals should be brought forward to mitigate any traffic impact or contribute funding towards local transport schemes
- e) Development proposals for new developments should include secure cycle storage and ideally storage for children's buggies and mobility scooters where appropriate.

Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live	This policy is not applicable to this objective	O

in a sustainably constructed and affordable home of the appropriate type.		
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy strongly supports the objective to ensure development is safe and well connected to the community	++
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy is not applicable to this objective	O
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy is not applicable to this objective	O
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy is not applicable to this objective	O
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy supports the objective by ensuring safe pedestrian access to and from developments, and limiting and mitigating congestion	+
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O

13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O
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Policy CNP 17 - Transport Proposals

The Parish Council together with West Sussex County Council will develop traffic management measures which promote pedestrian safety (such as safer routes to school) and improve sustainable transport such as enhanced footpaths and cycleways, including (but not limited to):

- a) London Lane build-outs to slow traffic and potentially deter larger vehicles from using this route
- b) Speed Reduction at Whitemans Green
- c) Crossings and cycle lane in Ardingly Road
- d) Pedestrian Crossing point in London Road
- e) Cycle Lane Improvements in Broad Street
- f) Improvements to the Parking and Bus Stops in Broad Street
- g) Improvements to the Roundabout at Whitemans Green
- h) Improvements to the pedestrian environment in the High Street
- i) Resolution of car parking capacity in the Memorial Recreation ground and at Whitemans Green
- j) Additional signage indicating the historic village centre.

Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy is not applicable to this objective	O
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy strongly supports the objective by proposing improved cycle and pedestrian networks, and improved management of bus stops and parking which will increase safety	++
4. To ensure that the Parish has adequate amenities for local residents,	This policy ensures the improvement of the car parking facility at Cuckfield	+

including health, education, local shopping and leisure facilities		
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy is not applicable to this objective	O
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy is not applicable to this objective	O
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy strongly supports the objective by proposing measures to improve the cycle and pedestrian network, and to improve bus stops. Resolution of car parking capacity will ensure car parking including potential overspill car parking within the village is controlled.	++
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

Policy CNP 18 – Open Space		
<p>a) Sites to the west of Bylanes and to the south of Ardingly Road, as defined on Map 10 – Open Space, are allocated as amenity open space.</p> <p>b) A site to the south of Courtmead Road, as defined on Map 10, is allocated as Open Space.</p>		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy is not applicable to this objective	O
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	The allocation of amenity open space will contribute to the leisure facilities available in the Parish. There is an identified need for allotments in the Mid Sussex Open Space Study; and an extant waiting list for allotments in the Parish (27 at September 2012)	++
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	Allocation of these areas as amenity open space will ensure no development in these locations that will adversely impact the village setting.	+
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	Retention of these areas as open space will ensure that a green link for biodiversity is retained between countryside from the southern to the northern sides of the Parish	+
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	Allocation of these areas as amenity open space will ensure the landscape, and enjoyment of views is retained and enhanced for the public, from these areas	++

9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy is not applicable to this objective	O
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy allocates space which may be used for allotments. Allotments will increase the use and production of local food in the village	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

Policy CNP 19 - New School Buildings		
Additional school buildings at Holy Trinity Primary CE (A) School and Warden Park Academy will be permitted within the Built Up Area Boundary.		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy is not applicable to this objective	O
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy supports the objective by improving the education provision within the Parish	++
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy supports the objective by containing development within the BUAB	+
6. To reduce the Parish's impact on climate change and prepare the	This policy is not applicable to this objective	O

community and environment for its impacts		
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy supports the objective by containing development within the BUAB	+
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy supports the objective by reducing the possibility that school children will have to travel outside the village to receive education	+
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

Policy CNP 20 - Retention of Community Buildings		
The loss of existing community buildings (Use Class D1) will be resisted unless it can be demonstrated that demand within the locality for the facility no longer exists or that suitable alternative provision is made elsewhere.		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy is not applicable to this objective	O

2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy supports the objective by protecting the use of buildings for community purposes	++
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy is not applicable to this objective	O
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy is not applicable to this objective	O
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy supports the objective by protecting the use of buildings for local community uses which would otherwise be held outside the village	+
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

Policy CNP21 - Improved Community Buildings		
The Youth Club Building, London Lane will be retained and improved as a centre that benefits the children, young people and wider community in and around Cuckfield.		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy is not applicable to this objective	O
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy is not applicable to this objective	O
3. To maintain a safe environment with a high level of community wellbeing	This policy is not applicable to this objective	O
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy supports the objective by improving buildings used for community purposes	++
5. To ensure development in the Parish complements the character of the village, including the Conservation Areas and the village setting	This policy is not applicable to this objective	O
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy is not applicable to this objective	O
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy supports the objective by improving facilities used by the community which could otherwise decline and lead to events being held outside the village	+
10. To encourage lower production of waste to landfill	This policy is not applicable to this objective	O

11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy is not applicable to this objective	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O

Policy CNP 22 - Securing Infrastructure		
Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan which can be provided in a timely manner, through developer contributions		
Cuckfield Sustainability Objective	SA Assessment of Policy	Impact of Policy
1. To ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home of the appropriate type.	This policy is not applicable to this objective	O
2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	This policy supports the objective by ensuring green or other infrastructure is provided to attenuate or otherwise manage the risk of flooding	+
3. To maintain a safe environment with a high level of community wellbeing	This policy supports the objective by ensuring adequate community facilities and social infrastructure are introduced to support new development and meet increased demand for community services	+
4. To ensure that the Parish has adequate amenities for local residents, including health, education, local shopping and leisure facilities	This policy supports the objective by ensuring adequate community facilities and social infrastructure are introduced to support new development and meet increased demand for community services	+
5. To ensure development in the Parish complements the character of the	This policy is not applicable to this objective	O

village, including the Conservation Areas and the village setting		
6. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts	This policy is not applicable to this objective	O
7. To conserve and enhance biodiversity within the Parish, as part of a wider landscape of biodiversity enhancement across the district and the South East	This policy is not applicable to this objective	O
8. To protect, enhance and make accessible for enjoyment, the high quality and sensitive landscape within the Parish and prevent the coalescence of settlements	This policy is not applicable to this objective	O
9. To reduce the need to travel by car for local journeys, reduce road congestion and improve and promote travel by cycle and on foot within the Parish	This policy supports the objective by ensuring transport needs induced by new development are catered for	+
10. To encourage lower production of waste to landfill	This policy supports the objective by ensuring waste disposal needs induced by new development are catered for	+
11. To maintain and improve the water quality of the Parish's watercourses and aquifers, and to achieve sustainable water resources management	This policy is not applicable to this objective	O
12. To increase energy efficiency and the proportion of energy generated from renewable sources in the Parish and to utilise sustainably produced and local products in new developments where possible.	This policy will either enhance nor detract from national legislation affecting the energy efficiency of new development	O
13. To promote opportunities for employment within the Parish and support local businesses and tourism	This policy is not applicable to this objective	O