

TURNERS HILL NEIGHBOURHOOD PLAN

Sustainability Appraisal

Including Strategic Environmental Assessment



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

March 2015

TURNERS HILL NEIGHBOURHOOD PLAN

2014 – 2034

Sustainability Appraisal and Strategic Environmental Assessment

Contents	Page
1. Introduction	2
2. Methodology	4
3. Policy context	5
4. Parish characteristics and issues	6
5. Key sustainability issues	18
6. Objectives of the Sustainability Appraisal	20
7. Sustainability objectives	20
8. Assessment of Neighbourhood Plan Policies	25
9. Appendix A: Summary of Plans and Programmes	46
10. Appendix B: Summary of responses from statutory consultees	47

1 Introduction

1.1 This document is the Sustainability Appraisal Report (incorporating a Strategic Environmental Assessment – SEA) for the Turners Hill Neighbourhood Plan.

1.2 Neighbourhood Plans must meet the objectives of sustainable development. To ensure this, a Sustainability Appraisal has been prepared to demonstrate that the Turners Hill Neighbourhood Plan is the most sustainable given all realistic alternatives.

1.3 The Turners Hill Neighbourhood Plan objectives are in compliance with the Strategic Objectives of the Mid Sussex Local Plan 2004, the emerging draft Mid Sussex District Plan, and consistent with local and national planning policy, while taking into account the local circumstances and needs of the parish of Turners Hill.

1.4 A Sustainability Appraisal Scoping document was prepared in July 2012 and was subject to consultation with Mid Sussex District Council, the Environment Agency, Natural England and English Heritage. The outcome of that consultation has informed the initial scoping document and this Sustainability Appraisal.

1.5 Although not a requirement of the Neighbourhood Planning (General) Regulations 2012, an Appraisal provides a means of demonstrating the Plan will promote sustainable development. A Strategic Environmental Assessment, as defined by European Directive 2001/42, aims to predict and assess the environmental effects that are likely to arise from plans, policies and strategies. It is a process for assessing and mitigating the negative environmental impacts of specific plans and programmes.

1.6 The Strategic Environmental Assessment Screening Opinion published by Mid Sussex District Council in May 2013 requires all Plans in its area that are intending to allocate land for housing or employment use to undertake an Strategic Environmental Assessment. In the UK, the Strategic Environmental Assessment process has been incorporated into the Sustainability Appraisal process. Therefore where this report refers to the Sustainability Appraisal, it can be assumed this also means the Strategic Environmental Assessment. It therefore aims to predict the effects of the policies and proposals of the Ardingly Neighbourhood Plan and has been used to inform its production to ensure that the policies promote sustainable development.

1.7 Sustainability is about ensuring that the actions and decisions we take today guarantee a better quality of life for everyone now and in the future. It is about

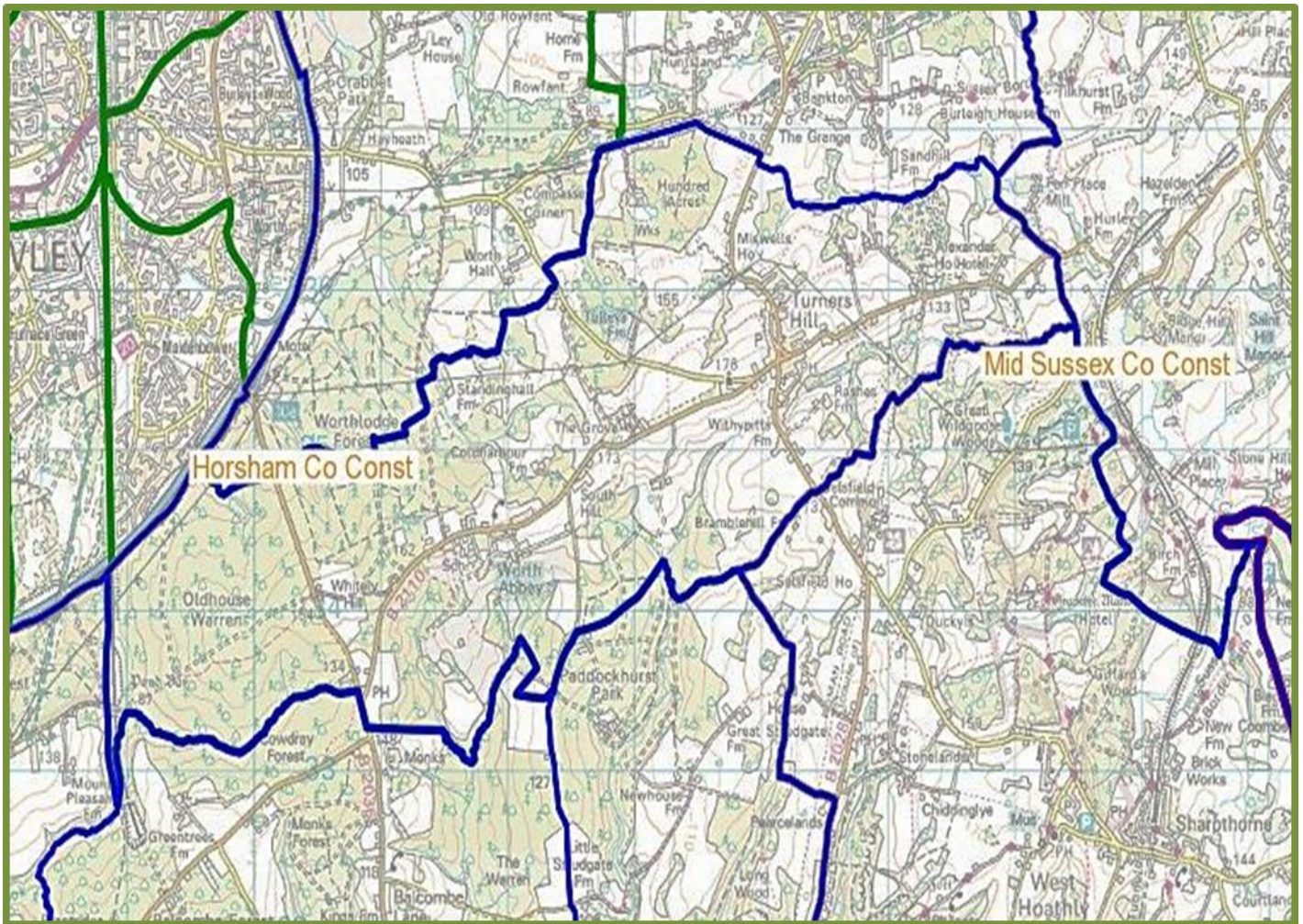
considering the long-term environmental, social and economic issues and impacts in a balanced and integrated way. The Government has set five guiding principles to achieve the sustainable development purpose and these form the basis for policy in the UK. They are as follows:

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

1.8 The Neighbourhood Plan will be adopted under the framework of the Local Plan and will comprise part of the planning policy framework for the district.

1.9 The Neighbourhood Plan can help to achieve sustainable development as it aims to ensure that development meets the needs of people living and working in the parish, whilst at the same time helping to ensure that adverse environmental impact is minimised. In the UK, the Strategic Environmental Assessment process has been incorporated into the Sustainability Appraisal process. Therefore where this report refers to the Sustainability Appraisal, it can be assumed this also means the Strategic Environmental Assessment. It therefore aims to predict the effects of the policies and proposals of the Turners Hill Neighbourhood Plan and has been used to inform its production to ensure that the policies promote sustainable development.

2 Methodology



2.1 The Neighbourhood Plan covers the whole of the parish of Turners Hill, and is being prepared by a Steering Committee comprising the 4 members of Turners Hill Parish Council, a secretary coopted members from the community with consultation with residents throughout the process.

2.2 To inform the Sustainability Appraisal of the Neighbourhood Plan, the working group has collected data about Turners Hill as it is today, on demographics, sites / landscapes and infrastructure characteristics and issues.

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

2.4 At a more local level, the Turners Hill Village Design Statement adopted by Mid Sussex District Council as a Supplementary Planning Document in October 2011, was created through a process in which the community established the issues and key priorities for the village. It used the Parish Council as a conduit for

community involvement to benefit village life. The Village Design Statement evolved by consulting with the entire community to ensure that everyone had an opportunity to have their say, and the actions put forward were those considered to be important by residents. The VDS also acknowledged issues that were identified by the Parish Council. The issues identified in the Village Plan have been useful in helping to inform the Sustainability Objectives.

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

3. Policy Context

3.1 The Turners Hill Neighbourhood Plan will need to comply with both national and local planning policies. The emerging draft Mid Sussex District Plan Sustainability Appraisal reviewed all programmes, policies strategies guidance and initiatives that have influenced the development of the District Plan. The Turners Hill Neighbourhood Plan and Sustainability Appraisal will need to be in conformity with the District Plan and it is therefore not proposed to review in this report all international, national and local documents that are relevant.

3.2 The parish characteristics and issues are as outlined in the Sustainability Appraisal Scoping document prepared and consulted on in 2012. Some of the human and economic characteristics have changed due to the availability of data from the 2011 census. However these data do not drastically change the information provided in the scoping report but tend to reinforce the trends already noted.

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

3.4 The aims, objectives and indicators from these policy documents have been used to develop the Turners Hill Neighbourhood Plan sustainability objectives set out in this Scoping Report. It should be noted that the policy context for the

Turners Hill Neighbourhood Plan Sustainability Appraisal is not static. Therefore, as further relevant plans or programmes are developed, they will be reviewed and incorporated within the assessment at future stages of publication of this Sustainability Appraisal report.

4 Parish characteristics and issues

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

Nature conservation

4.2 The parish of Turners Hill covers approximately 16 square kilometres of attractive countryside at approximately 183 meters above sea level. Turners Hill stands on a steep ridge of the Sussex Weald between the North and South Downs.

4.3 To the south the village is located within the High Weald Area of Outstanding Natural Beauty which was designated in 1983. There is a rich and varied pattern of habitats, species and biodiversity, recognised by the extensive and varied landscape and conservation designations that cover land within the parish.

4.4 To the west of Turners Hill there are areas of ancient / ghyll woodland called Butchers Wood and Warren Wood. The source of the River Medway rises in Turners Hill at Butchers Wood and the stream continues behind Medway and Turners Hill Park on its journey to the Thames Estuary at Sheerness.

4.5 Much of the soil is a sandy loam and the subsoil is sandstone although at the bottom of the hill there is far more clay to be found.

4.6 The land is divided by hedgerows of mixed native planting – hawthorn, hornbeam, blackthorn. Farming is still important with sheep and cattle as well as arable crops; however, the number of people working on farms has greatly reduced.

4.7 Field systems north-west of the village, at the western end of the parish and near Stoney Plats, High Lines and Worth Hall originated as medieval assarts – areas enclosed out of woodland and common by planned and piecemeal clearance, during the Middle Ages. There are areas of Ancient Woodland within the Parish area. The area is interspersed with ancient tracks which have become our local footpath network. The footpaths not only link various areas of the village but also give access to farm land and surrounding countryside and are well used.

4.8 There is one SSSI site within the village (Site of Special Scientific Interest) and that is the small quarry, previously a farm, next to Ryders on Church Road.

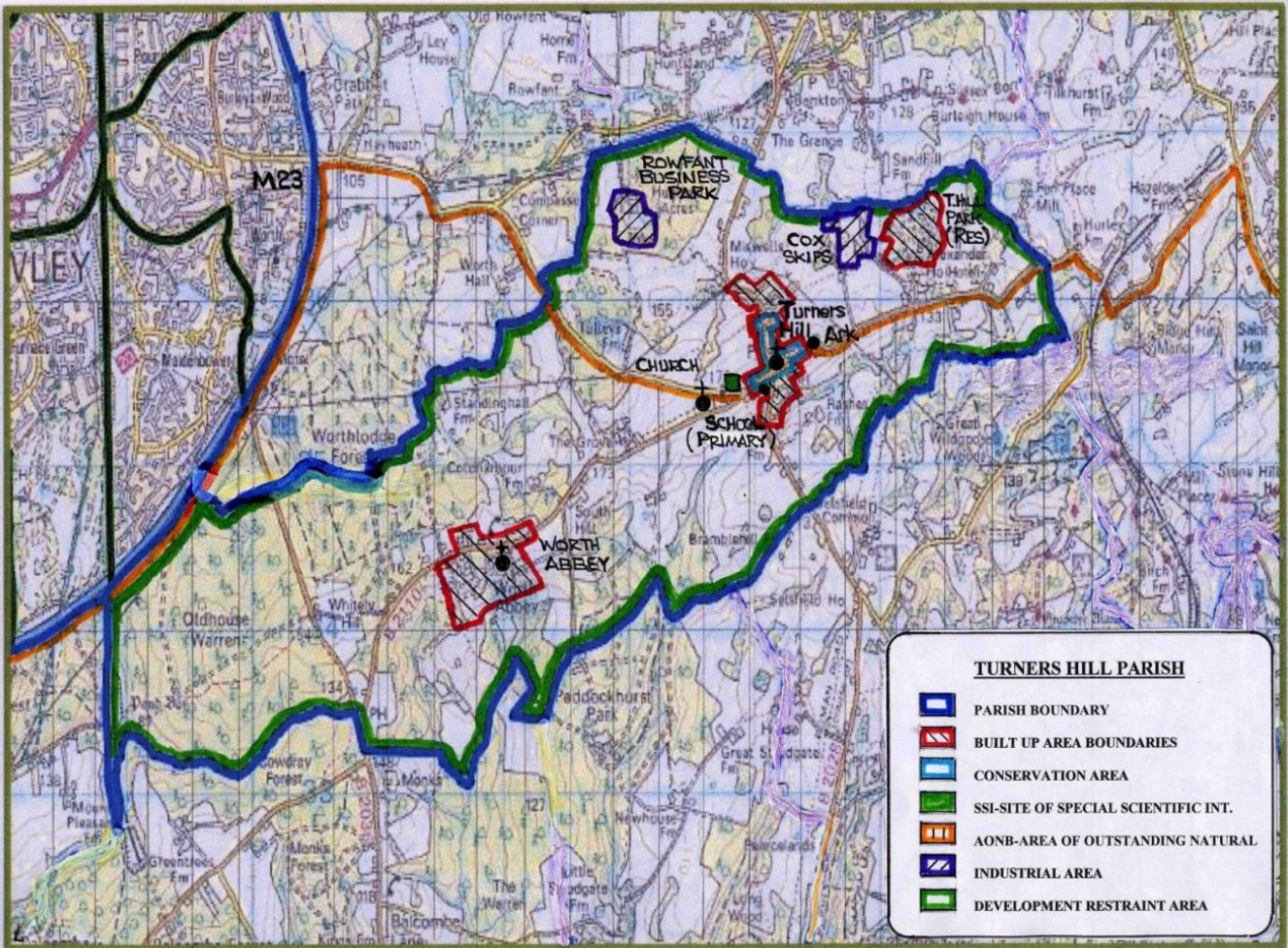
Landscape

4.9 Turners Hill stands at one of the highest points, about 183 meters above sea level, on a steep ridge of the Sussex Weald between the North and South Downs. It is divided by two very busy roads the B2110, running west to east, and the B2028 running north to south. The west to east road is comparatively level as it runs along the ridge and provides some excellent, and far reaching, views to the north and south of the village. The middle of the village at the top of the ridge is centred round the crossroads formed by junction of these two roads.

4.10 There are twenty allotment sites situated off Lion Lane to the north of the village which are administered by the Parish Council and are very well used.

4.11 The Parish consists of three main areas, the village itself, Worth Abbey to the west and Turners Hill Park to the east. Each area is surrounded by open countryside and the views into, along, across and out of the open spaces are an important asset to the village, contributing to its setting and character.

4.12 The parish is close (within 7km) to the Ashdown Forest which provides further convenient and rich landscape for flora and fauna and for leisure activities. The proximity of the Ashdown Forest means that the parish has additional environmental considerations and obligations.



Heritage

4.13 Turners Hill lies on a high Sussex Weald ridge to the south of Crawley Down and north of West Hoathly and Ardingly. The ridge reaches an altitude of some 183 meters above sea level at the centre of the village and falls away to the northern and southern boundaries of the parish. The village covers some 4,000 acres, as recorded in 1895 and the population as at the 2011 Census was 1,919. 89% of the Parish is greenspace.

4.14 The centre of the village is designated as a Conservation Area in 1984 covering .25 square kilometres. It extends northwards from the original heart of the village at the main cross-roads and the small village green. It also includes Lion Lane and parts of North Street, Church Road and East Street.

4.15 The following features in particular contribute to the character of the Conservation Area:

- the varied mix of building styles and ages;
- the attractive grouping of buildings around the village green and along Lion Lane;

- the green plus other smaller grassed areas and verges, including in Lion Lane;
- the elevated position of several houses in Lion Lane, with their raised front gardens;
- attractive street furniture and signs;
- several attractive stone walls and a natural sandstone bank in Church Road;
- important tree groups and woodlands;
- the setting of New Stone Cottages in East Street.

4.16 There are several buildings within the conservation area which are important to the village street scene:

4.17 Turners Hill (C.E.) Primary School was built in 1877 and very successfully enlarged in 1988. The extension used similar materials to the existing and even re-used some original features so that it blends well within the environment. The school sits on the ridge and is visible on the approach from the south.

4.18 The Bank – one of the most important and well known aspects of the village. The Bank is a group of homes situated to the west of the Village Green in the heart of the village. The date 1734 can be seen on one of the chimneys. The properties are set above the road level and fronted by a high sandstone wall which is a strong feature of the village.

4.19 New Stone Cottages East Street built in 1919 by Lord Cowdray and designed by Sir Aston Webb. This row of cottages consists of five pairs built with stone lower and timbered upper parts giving them a Tudor appearance. They are sometimes mistakenly described as Alms Houses. The 42 foot high chimneys are a special feature.

4.20 The Old Manse to the east of the village green was originally Mount Pleasant Farm House and the original parts date from the 16th Century. Mantelmas in Lion Lane was originally a farmhouse built in about 1660.

4.21 The two public houses are important features of the village. The Red Lion in Lion Lane has been there for at least 300 years. The Crown was an old farm house (known as Cannons) parts of which date from the 16th Century. It was converted to an inn around 1706. The Crown forms an important backdrop to the village green and centre of the village.

4.22 A Roman Road passes through Turners Hill from south to north, west of Selsfield House through gardens and farmland north across the Medway stream east of The Rheeding, up the steep hill across East Street and down along the right hand side of Turners Hill Park. This Roman Road ran from London to the Portslade

area, just outside of Brighton. Two coins were found here, one silver coloured Antoninianus of Valerian (253-260 A.D) and one bronze Folis of Maximinus II Daia (309 – 313 A.D.).

4.23 Turners Hill is not mentioned in the Domesday Survey of 1086 but the Parish of Worth, of which Turners Hill was a part, is recorded. There is mention of a Galfridus Le Turner in 1296 who was probably a wood turner. It is also recorded that Galfridus was the Priest at Worth Church at that time. Andrew Le Turnour (known as the "turner") mentioned in 1327 was probably of the same family. It is possible that the name came from this family. The earliest mention of the village name is in 1427 in the Sussex Record Society documents, when land in Turnoures Hill is transferred from John Gladioyn of London to Henry Hannshard. A 1669 halfpenny piece was found in the village bearing the name Turnem Hill, Sussex. This coin was issued by a Nicholas Arnold, a draper. The name was written as Turner's Hill until almost 90 years ago at which time the apostrophe was dropped.

4.24 From the time of the first settlements our village was part of the Worth Parish. This was a very important and extensive parish, one of the largest in Sussex. In ancient times it extended from Crawley to East Grinstead, Copthorne to Pease Pottage and from Slaugham to Turners Hill. In 1895 Turners Hill was made a separate Ecclesiastical Parish with the building of St. Leonard's Parish Church. In 1986 we were granted our own Civil Parish Council.

4.25 There are a number of properties in the Parish dating from 16th, 17th and 18th centuries which are Grade II listed.

New Stone Cottages	East Street
Old School House	Church Road
Forge House	Church Road
Old Forge Cottage	Church Road
St. Leonard's Church	Church Road
Shamrock Cottage	North Street
The Bank 115- 118	North Street
The Crown Public House	East Street
The Red Lion Public House	Lion Lane
The Hollies	Lion Lane
Mantlemas	Lion Lane
Mantlemas Cottages (part of)	Lion Lane
Stone Quarry Cottage	Turners Hill Road
The former stables Worth Abbey	Paddockhurst Road
Worth Abbey	
The Screen and 2 Gateways to the west of Worth Abbey	
Grove Farmhouse	Paddockhurst Road
Miswells House	Turners Hill Road
Rashes Farmhouse	Selsfield Road

4.26 Later buildings within the village are more linear as in Lion Lane and North Street. Many of these buildings were for residents working on the land, farming or forestry. Greater development has taken place since the end of the Second World War with the building of Medway and Withypitts Estates, Willow Ridge and Hill House Close and lastly the sheltered housing at Noahs Court.

4.27 The village has developed principally along two historically important routes and is centred on a small village green at their junction. The local primary school, the Crown PH, The Bank and the Village Green are prominent at this point. The north-south B2028, runs south from Crawley Down towards Turners Hill and beyond to Brighton and northwards to London. The B2110 encompasses East Street, Church Road and Paddockhurst Road and leads to East Grinstead (4 miles) in the east and Crawley (5 miles) in the west.

4.28 Church Road connects the main body of the village with St Leonards Parish Church and East Street connects it to The Ark (community centre) and recreation ground. To the west of the village lie Worth Abbey and School and to the east is Turners Hill Park, a very successful residential mobile home site of over 250 homes. To the south the parish borders West Hoathly and Ardingly Parishes and the east Balcome Parish.

4.29 St. Leonard's Parish Church is situated at the junction of Paddockhurst Road and Church Road. The Church was consecrated on 29th June 1895. The East window was the work of the famous Sussex glass artist Charles Eamer Kempe, and is regarded as one of his best pieces of work. The Church Tower was added in 1924 and is actually the Village War Memorial.

4.30 Another building of importance is Fen Place which is now known as Alexander House Hotel. There is a stone dated 1608 in the boundary wall which is thought to have come from the earliest building on the site. Parts of the existing building date from the 17th Century with much newer additions.

4.31 The Paddockhurst Estate is another very important aspect of the parish and its history. The property was first mentioned in a manorial role of 1727 and was purchased in 1894 by Mr Weetman Dickenson Pearson who became the first Lord Cowdray. Much of Turners Hill was purchased by Lord Cowdray and at one time the Estate owned land and property over some 49 square kilometres of the village. The mansion was sold in 1933 following the deaths of Lord and Lady Cowdray. It then became Worth Abbey a monastery and public school run by monks of the Benedictine Order. Worth Abbey is located about 1.5 miles west of Turners Hill and set within beautiful countryside covering approximately 2 square kilometres, the majority of which is farmland or woodland. The Paddockhurst Estate does however, still own a great deal of land and property in the village and provides employment for several local residents.

4.32 A built-up area boundary is defined for Turners Hill. This seeks to preserve the rural setting of the village and to protect the surrounding countryside. The areas to the west, north and east of the village lie within the Mid Sussex Local Plan strategic gap between Crawley and East Grinstead.

Air and climate

4.33 The main sources of atmospheric pollution arise from the proximity of Gatwick Airport and the very busy B2028, and B2110 which carry over 7 million vehicles through the Parish. The climate of the parish is described as a local variant of the British sub oceanic climate.

Water

4.34 Water is supplied from Ardingly reservoir. Designations such as Local Nature Reserve and Site of Nature Conservation Interest at Ardingly reservoir help to protect the water quality of this important resource. South East Water is responsible for supplying mains water. Demand for water is rising and residents in Mid Sussex use approximately 181 litres of water a day, higher than the UK average which is 154.1 litres. For land to the north and south of Turners Hill flood risk from surface water run-off will need to be considered due to the topography of the area. Apart from this there are no specific flood risk issues which need to be considered in addition to the FRA guidance in PPS25. The majority of the area is underlain with sandstone with moderately well drained soils. This should provide scope to utilise infiltration systems as an appropriate form of SuDS. In some cases this may need to be combined with attenuation systems particularly for developments on the south of the village centre and for any large scale developments.

Soils

4.35 The geology of the parish largely comprises weald clay and sand, with outcrops of Ardingly sandstone which has been quarried by Paddockhurst Estate and used in many local buildings.

4.36 Soils within the parish are able to sustain a range of cropping. The heavy clay soils are prone to waterlogging and cracking during drought, with the sandstone soils freer draining but in areas lacking depth. However arable farming is possible but the greater proportion is pasture land and much deciduous woodland typical of the weald. DEFRA requires farmers to keep a soil protection plan available at inspections in a soil protection review to ensure good agricultural and environmental practice.

Human characteristics

4.37 The Civil Parish of Turners Hill is a predominantly a rural area with the majority of residents commuting to the local towns or London for employment.

4.38 Turners Hill is a not a deprived area when measured against national statistics. However some residents find it difficult to access the benefits enjoyed by others, and there are some elements of the community, particularly the elderly and those who live alone, who do not enjoy the same level of prosperity or access to services. The population of the parish was 1,919 at the date of the Census in 2011 in 755 homes. Turners Hill represented 1.704% of the total Mid Sussex population of 139,860. Whereas 80% of dwellings in Mid Sussex were owner occupied in 2001, in Turners Hill parish the figure was 85%. Currently approximately 5.4% of the population are in need of rental accommodation from social and private sectors. Young residents struggle to get on to the housing ladder and there is a need for small units and shared ownership properties.

4.39 According to national statistics for 2011 19% of the population of Turners Hill were aged 0 to 15, 14% were between 16 and 24, 18% between 25 and 44, 26% between 45 and 64 and 23% over 65. The high level of those over 45 can be in part related to the popularity of Turners Hill Park where you have to be over 50 to purchase a home. These figures correspond with the local perception of an ageing parish population caused by increased life expectancy and younger potential residents being priced out of the property market.

4.40 Nursery and preschool education is available in the parish. Turners Hill Primary School provides schooling for up to 140 children and currently has 140 on roll with only 68 of these children coming from the village. A pre-school group is also based at the school and managed by the Governors. This provides for 24 children per session. Secondary schooling is provided at Imberhorne School and Sackville School in East Grinstead. Around the area, and within the parish, there is a good choice of private schools providing schooling for ages 2-18.

Roads and Transport

4.41 Turners Hill is divided by two roads both of which have very high volumes of traffic, the B2028 and B2110. A high percentage of traffic diverts from the A22 at Wych Cross to avoid East Grinstead. Both junctions 10 and 10A can be accessed via Turners Hill as can Crawley, Gatwick and East Grinstead, Brighton and London. Over 27,000 vehicles cross the centre of the village in a 12 hour period during a normal working day.

4.42 The community is particularly affected by the volume, nature and speed of traffic and by the significant numbers of heavy goods vehicles using these local

roads. The high volume of traffic creates danger, inconvenience and a sense of intimidation to pedestrians and other road users. The noise and vibration affects dwellings, many of which are very close to the road. Highway maintenance is generally poor and inadequate in view of the high traffic volumes, consisting mainly of periodic surface dressings. In consequence drainage gullies are often blocked by loose dressing materials and from soil run off from fields.

4.43 Traffic speeds and pedestrian safety have long been a major issue in the Parish. This has been identified as the issue of greatest concern for the 26 years of this Council's existence. Some traffic calming measures have been achieved, speed reduction and / or extension of speed limited areas, provision of Vehicle Activated Signs and a village speed watch scheme. Since 2004 the Parish has been working on ideas to improve even further the safety within the village. Consultation on our Village Design Statement in 2008 and 2009 put traffic calming at the top of the agenda and again in the Neighbourhood Plan consultation in February and July 2012 and February 2013, traffic issues were again the major concern.

4.44 An independent professional study has been carried out, with input from West Sussex County Council, to address the traffic management, look at improving pedestrian safety and enhancing the village streetscape. This work is on-going and will continue to be part of our consultation process.

4.45 The current proposals make the crossroads into a 'T' junction by closing a section of road in front of The Crown PH and so increasing the size of the village green. By using a mini-roundabout and pedestrian crossing points on a raised platform safety can be increased. The addition of a mini-roundabout on Church Road, chicanes on East Street and Lion Lane will allow the area to be a 20mph village zone.

4.46 A strategic approach to traffic speed limits throughout the parish is desired but not yet in place. There is a desire for the remaining sections of roads to be 30 mph, a reduction from the 60 and 40 mph currently in place.

4.47 There is a lack of contiguous pavements throughout the villages, with the consequent need to cross and re-cross the main road. The need to balance the urbanising effect of formal pavements (walkways at the side of the road) against the lack of safety for pedestrians to encouraging walking or cycling is recognised.

4.48 There is an on-going issue over the lack of car parking available in all areas of the village. The housing areas all suffer from a lack of space which causes problems for emergency vehicles as well as other residents and visitors. Parking for the school is almost non-existent and also very limited for the local shops and public houses. This affects the sustainability of the local shops as people simply drive elsewhere when there is not parking available.

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

4.50 Local bus services are being reduced from September 2012 and this will mean limited or no service for residents wishing to access our local health centre in Crawley Down. Buses to Crawley and East Grinstead are infrequent (2 hourly service) and do not provide an effective service for commuters. The nearest railway stations are at East Grinstead (4miles), Three Bridges, and Crawley (8miles). In consequence residents need to use a car to commute by train with associated parking capacity problems in station car parks and street parking.

Infrastructure

4.51 Turners Hill is served with one recreation ground, including a football pitch and multi-sport court, a playground and youth shelter. The village also has a cricket ground with pavilion and various areas of amenity space serving the housing estates. The Ark is a modern purpose built community centre providing rooms for hire and for village use as well as the Parish Council office. The hall was opened in January 1993. St. Leonards Church and Turners Hill Free Church also have space for hire to the community.

4.52 Village services include a post office (open mornings only), a general store, hairdressers, florist, antique shop and ironing shop. There is also a small general store at Turners Hill Park. There is an Indian restaurant, three public houses, and a garage. Tulleys Farm provides a Restaurant and farm shop. There is no doctor's surgery in the village although a weekly one hour service is provided at The Ark for those unable to access the Health Centre. There is no longer a petrol filling station or butchers and the mobile library service is much reduced.

4.53 The Parish Council provides a mobile waste service via the District Council, four times a year. There are three Churches within the parish – St. Leonards Parish Church, Turners Hill Free Church and the Roman Catholic Worth Abbey. Ecumenical services are held at St. Leonards on a regular basis.

4.54 The Parish Council provides 20 allotments for residents, some of which have been made into half sizes to suit the needs of residents. There is still a waiting list and more sites will be required.

4.55 The Parish is served by the Copthorne BT telephone exchanges. BT is upgrading to superfast broadband within the village but this will not serve the rural properties and businesses which is an issue.

Economic characteristics

4.56 The fact that Turners Hill has for some generations been an estate village is still evidenced by one of its major commercial undertakings, Paddockhurst Estate. Much of the estate lies within the boundaries of the parish, and extends into the adjoining parishes of Worth and Balcombe. It continues to operate its businesses of forestry and timber products, and agriculture. The old quarries owned by the Estate have provided stone for many of the properties in the village. The Estate provides local employment and, as well as being a major landowner, is a significant landlord in the area and many houses in and around Turners Hill village are identifiable as estate property by their copper-beech red paintwork.

4.57 Land at the former brickworks site in Wallage Lane was allocated as a small business centre in 1985 and is known as Rowfant Business Centre. The site has been developed with good purpose built units which provide over 1000m² of floor space. These units are let for a variety of purposes – car repairs, MOT testing, brick and building supplies, recycling, printers, a ceramics company, van and car hire, a security company, recycling of aircraft amenity kits to name but a few. Rowfant Business Centre provides employment for many people from the local area. The whole complex is served by a long access road, with good security features, leading south from Wallage Lane. The complex is set in a rural area, with extensive areas of woodland, but is not visible from the surrounding roads. To the rear of the developed site is the remainder of the old brickworks clay pit and this is bounded by a tree lined steep bank.

4.58 Served by the same access road and visible from Wallage Lane is the Sawmill site. At one time this whole area was under single ownership but today the Business Centre and Sawmills are under separate ownership. The Sawmills manufactures various timber products for sale including fencing, gates, decking, flooring and cladding.

4.59 At opposite ends of the east-west B2110 are Tulleys Farm and Alexander House. Tulleys Farm, which was a major pick-your-own enterprise, now attracts large numbers of visitors from a very wide area to the various attractions on offer. It has a popular farm shop, restaurant, and entertainments principally for children (for example, an annual 'maize maze', Halloween events, Easter egg hunt). Tulleys' active and innovative marketing and provision of car parking for more than three hundred cars provides a focal point that enables existing local businesses to flourish

and attract other potential enterprises to become located in and around the village. Alexander House is a large hotel, restaurant and spa, set in extensive grounds. In addition to its role as a luxury hotel, it is also a venue for weddings and business conferences.

4.60 Within the Parish are a number of other major commercial industrial sites of a less traditionally rural nature which are located on the periphery of the village itself. These include Cox Skips on East Street. The Cox Group provide services to collect, manage, sort and recycle waste material throughout South East England. Their operation includes the largest commercial waste recycling facility in West Sussex where they reprocess and recycle at least 70 % of the general waste materials handled. Established in 1979 as Cox Skips they now employ 100 staff and operate the largest fleet of waste collection vehicles (HGV's) in West Sussex.

4.61 SITA is a UK based company that delivers a wide variety of recycling and waste management services to businesses and residents throughout the country. This is also situated on East Street and again provides some local employment.

4.62 Other businesses:

Turners Hill Garage, North Street - Established in 1969, Turners Hill Garage has become one of the leading Saab Dealers in the UK. Following a recent major development and refurbishment of its showroom and facilities they now offer sales and service for GM Vauxhall motors. Bowers Haulage can be found to the rear of the garage.

4.63 Situated next to Alexander House on East Street is Pots and Pithoi stocking imported Cretan terracotta products, with the distinction of a royal warrant from Prince Charles. A number of other small industrial units are at Burleigh Quarry in East Street and at Forest Barn north of the village on the B2028 and small units on Paddockhurst Road.

4.64 Worth Abbey and School employ several local people especially within the boarding school. Some residential accommodation is provided within the site for teachers and support staff.

4.65 Also in the village there are a wide range of other small businesses – examples include heating engineers, painter and decorator, financial advisers, osteopath, carpenter, taxi firm – and many of them are operated from their proprietors' homes.

5. Key sustainability issues

SWOT assessment

The following table has been generated from issues identified in the Turners Hill Village Design Statement, and the baseline information collected in Section 4.

<p>Strengths Safe community environment valued schools outstanding landscape setting designated land e.g. AONB, SSSI, Conservation Area strong community spirit and village identity good range leisure opportunities choice of pubs Post Office general store village clubs and youth club friendly Churches access to major hubs (Crawley, Gatwick, East Grinstead)</p>	<p>Weaknesses Traffic speed pedestrian vulnerability infrequent public transport no health facilities e.g. doctors surgery visual clutter limited activities for older children high house prices high rental prices lack of affordable housing and shared ownership properties insufficient allotments pavements and verges blocked parked cars catchment area intake low at primary school lack of continuous footpaths poor broadband services for rural areas lack of grass verge cutting</p>
<p>Opportunities Improve pedestrian safety implement traffic management improve contact and service to elderly strengthen identity and pride in community reduce street clutter including advertising provide more allotments car share organise events to encourage inclusion improve condition of roadside verges encourage use of renewable energy links between local businesses provision of affordable housing</p>	<p>Threats Danger from fast traffic amount of traffic climate change loss of biodiversity drought over or inappropriate development leading to loss of rural character loss of services such as buses, shops, mobile library loss of agricultural land and local food self-sufficiency loss of local distinctiveness through a cumulative loss of local vernacular such as building materials for sandstone walls and local stock bricks</p>

Key issues

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

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

Challenges Facing Turners Hill Parish	Effect without the Neighbourhood Plan
Problem of traffic volume and speed and lack of pedestrian safety in village	Could get worse with no policy on sustainable transport and outcome of Traffic Study
Lack of affordable housing for Turners Hill residents	No suitable sites for housing for local people would be allocated.
Insufficient allotments (sustainable food production / recreation / leisure)	No allotments would be allocated.
Support and flexibility for local businesses	Existing policies may not meet their needs and aspirations
Infrastructure improvements such as roads, crossings, parking and school facilities	Funding for infrastructure requirements may not be achieved
Use of redundant farm buildings	Existing policies may not be appropriate for the specific circumstances in Turners Hill
Pressures for development in countryside	District Plan policies are strategic in nature and may not provide adequate protection
Loss of agricultural land to development	Could get worse with no policy on protection
Poor access to services and facilities	Could get worse with no policy on sustainable transport
Support for an aging population	Potential issue of care, support, transport and suitable local homes
Reduction in public transport	Further erosion of options, increased car dependency and/or isolation
Viability of Primary School and Pre-School	Issue not addressed and danger of downward spiral and possible closure
Need to maintain and enhance the high quality natural environment and biodiversity of the parish	Strategic policies may not give adequate protection
Need to protect and enhance the historic buildings and environment of the parish	Existing strategic policies may not address issues in parish

6. Objectives of the Sustainability Appraisal

6.1 The issues for the Neighbourhood Plan and the Objectives for the Sustainability Appraisal, have been informed by the policy documents identified in section 2 (in particular the Mid Sussex Local Plan adopted in 2004, the Submission Mid Sussex District Plan May 2013, the Turners Hill Village Design Statement produced by Turners Hill Parish Council and adopted by Mid Sussex District Council in 2011, and the results of household surveys and consultations with local business organisations conducted during 2012 and 2013, the baseline information collected in section 4 and the sustainability challenges for Turners Hill Parish identified in section 5.

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

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

6.4 The Sustainability Appraisal will be carried out by considering the Neighbourhood Plan policies against the 15 Sustainability Objectives, which are in effect a measure of sustainability. Each policy will be tested by applying a number of "indicators" to it. This will help to judge the performance of the policy against each of the sustainability objectives.

6.5 It is proposed that the performance of the policies in the Neighbourhood Plan will be measured against the objectives as follows:

Minor positive / Major positive / Neutral / Negative / Major negative / Uncertain

7. Sustainability Objectives

7.1 In order to undertake the Sustainability Appraisal process for the Neighbourhood Plan, it is necessary to identify sustainability objectives and indicators to enable an assessment to be made of the emerging options and allow for recommendations and mitigation measures to be proposed. The sustainability objectives have emerged through the following considerations:

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

7.2 The proposed sustainability objectives and indicators (Sustainability Framework) for the Sustainability Appraisal of the Neighbourhood Plan are as follows:

1/Env. To preserve and protect the countryside and open spaces of Turners Hill parish in terms of its

- geology, landform, water systems and climate,
- settlement pattern and historic farmsteads,
- ancient woodlands and field patterns
- ancient rights of way (footpaths, bridleways, tracks and lanes)
- diversity of wildlife
- peace and quiet
- available amenity open spaces

whilst ensuring any changes benefit the community as a whole.

- *area of Ancient Woodland within the parish – not reduced*
- *condition of ancient woodland - improved*
- *number of Trees with Preservation Orders within the parish - maintained or increased*
- *condition and accessibility of footpaths – maintained or improved*
- *interference with any of these features through grant of planning consent - minimised*

2/Env. To retain the distinctiveness of the village and settlements and the gaps between them whilst encouraging some growth which addresses the deficit dwelling stock (young families, single people, older people) and complements their surroundings.

- *planning consents outside defined settlement boundaries – limited*
- *proportion of housing developments which address housing needs - maximised*

3/Env. To protect the outstanding landscape setting of the village through the reuse of previously developed land and buildings where appropriate, including reuse of materials.

- *development of brownfield sites*
- *new employment floor space on previously developed land*
- *quality and quantity of agricultural land lost to development*

4/Env. To ensure all NEW homes are built to high standards of design, construction and resource efficiency, and homes in countryside and conservation areas are of outstanding design.

- *number of new homes in countryside or conservation areas within NP Policy*
- *equal to policy*

5/Env. To increase resource efficiency of buildings, and the proportion of energy generated and used from renewable sources in the parish, and to use sustainably produced and local products where possible in new development.

- *capacity of photovoltaic, solar thermal installations, biomass and heat pumps – increased*
- *renewable energy schemes obtaining planning permission*
- *water conservation, - number of domestic water recycling systems - increased*
- *renewable energy use in public buildings - increased*

6/Env. To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish and to improve pedestrian safety

- *Implementation of a traffic scheme to provide a village centre with 20mph speed limit*
- *Reduced through traffic*
- *Walking and cycling routes to service centres and between parish settlements*
- *Adequate parking spaces in village areas*
 - *average traffic speeds reduced*
 - *number of HGVs passing through or into the parish – reduced*
 - *number of regular cycle users – increased*
 - *amount of pedestrian journeys - increased*
 - *proportion of journeys to work by sustainable methods - increased*
 - *number of local businesses with green travel plans – increased*
 - *car journeys to/from Turners Hill School - reduced*
 - *number of safe crossing points in village*
 - *number of off-street public parking spaces within easy walking distance of village centres - increased*

7/Env. To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness.

- *number of Listed Buildings in parish*
- *removal of street clutter*
- *number of times grass verges cut*

8/Econ. To encourage the community to shop locally and utilise local business.

- number of incentive schemes to shop locally in the village
- number of shops within the parish

9/Econ. Facilitate employment opportunities in the parish (local businesses, working from home, self-employment).

- number of local employment opportunities – maintained or increased
- number of local employers – maintained or increased

10/Econ. To make the parish an attractive place for businesses and to protect and support local businesses providing essential service offerings for the local community including the development of a sustainable visitor and tourism sector.

- visitor numbers to Tulleys Farm
- range of retail outlets – maintained or increased
- range of goods and services available locally – maintained or increased
- number of new businesses started - increased
- number / variety of hospitality premises - maintained or increased
- creation of a Village Museum

11/Soc. To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools

- distance the population of the parish live from key services
- availability of regular public transport
- school roll - increased from catchment area
- Preschool self-sufficiency – achieved
- Childcare places satisfying the needs of working parents - increased
- number of shops in village
- number of venues for health services in parish – maintained or increased
- local collection of prescriptions – maintained or improved
- volunteer car hospital scheme –improved

12/Soc. To ensure a cohesive and safe village community which has a high quality and healthy lifestyle

- crime statistics
- secured by design
- neighbourhood and farm watch
- speed watch
- Census figures on long term illness and general health
- Number/area of greenspaces within walking distance of homes

13/Soc. To ensure a supply of homes consistent with the parish identified housing needs and to meet the local social objectives of homes suitable for younger families, single people and older people.

- *proportion of housing developments directly addressing identified needs – maximised*
- *housing shortfall - reduced*

14/Soc. To have an efficient, quick and co-ordinated public transport service that meets the needs of residents and visitors – in particular -

- commuters to link with major travel hubs
 - ability to access health services
 - other social, domestic and pleasure purposes
 - people visiting the parish
- *number of commuter car journeys to travel hubs – reduced*
- *number of practical public transport travel options from main parish population centres - increased*

15/Soc. To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups.

- *number and range of active groups – maintained or increased*
- *variety of sports activities – maintained or increased*
- *number of youth teams or groups – increased*

8. Assessment of Neighbourhood Plan Policies

8.1 As the Neighbourhood Plan is developed, the strategy and policies will be tested against these sustainability objectives, to identify appropriate policies for inclusion in the Plan.

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

8.3 The following symbols and colours are used to record this:

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

1 Housing Development

Options:

- A) Identify Old Vicarage Field (MSDC ref 492) for housing
- B) Identify the Old Estate Yard (MSDC ref 553) for housing
- C) Identify Land to the rear of Withypitts, off Selsfield Road (MSDC ref 569) for housing

Policy Options	1 / ENV Countryside Protection	2 / ENV Village Identity	3 / ENV Landscape & land use	4 / ENV New homes design	5 / ENV Energy Efficiency	6 / ENV Traffic Issues	7 / ENV Historic environment	8 / ECON Use of Local Business	9 / ECON Local Employment	10 / ECON Business development	11 / SOC Access to Key services	12 / SOC Health & Safety	13 / SOC Supply of Homes	14 / SOC Public Transport	15 / SOC Community Activity
A	++	++	+	+	+	+?	0	+	+?	0	+	+	++	+	+?
B	++	++	+	+	+	+?	0	+	+?	0	+	+	++	+	+?
C	--	--	--	+?	+	--	0	0	+?	0	0	--	+	0	+?

Summary of Appraisal:

Sites A and B have clear and definite benefits for the parish in terms of our environmental, economic and social objectives. Both sites would be beneficial to the local needs of the parish and contribute to the Mid Sussex housing requirement. Site A is just outside the development boundary with development on the east and south boundaries and defensible boundaries to the north and west edges of the site. Development can be accommodated without any significant adverse landscape or visual effects. The site is available and a safe and practical access can be provided by the landowner. It is well located to local services and facilities.

Site B is a sustainably located previously developed site within built up area of village and well related to local services. The site is vacant with some redundant buildings and hard standings and is available for development. It would share a new access with site option A. Part of site option B will be required to provide a village car park.

Option C is considered to be available and achievable but not suitable. The site has serious access constraints; it is within an AONB and there are other more suitable sites in Turners Hill to meet the local housing need. Development of this site would be damaging to the wider landscape and breach a defensible boundary of the village, opening up the wider area to development.

Overall Conclusion

Sites A and B are both sustainable, particularly in terms of positive impact on environmental objectives and their ability to provide a range of housing to meet the needs of local people. Between the two sites some 44 dwellings can be accommodated.

A site specific policy for this housing development will ensure that the development is sustainable and by providing detailed guidance for a developer will bring about the greatest benefits for the parish.

Preferred Policy Option: A & B

2 Housing Development Vicarage Field

Options:

A) To have a policy to ensure the identified sites of Old Vicarage Field and the Old Estate Yard for new housing developments provide the greatest possible benefits for the village

B) To not have a policy and to rely on higher tier planning guidance

Policy Options	1 / ENV Countryside Protection	2 / ENV Village Identity	3 / ENV Landscape & land use	4 / ENV New homes design	5 / ENV Energy Efficiency	6 / ENV Traffic Issues	7 / ENV Historic environment	8 / ECON Use of Local Business	9 / ECON Local Employment	10 / ECON Business development	11 / SOC Access to Key services	12 / SOC Health & Safety	13 / SOC Supply of Homes	14 / SOC Public Transport	15 / SOC Community Activity
A	++	++	+	+	+	+?	0	+	+?	0	0	+	++	0	+
B	-?	-?	-	-?	+	-?	0	+	+?	0	0	+	+	0	+

Summary of Appraisal:

By having a site specific policy for this housing development we can ensure that the development is sustainable and by providing detailed guidance for a developer we will bring about the greatest benefits for the parish. Option B shows a mix of negative and positive impacts and therefore does not provide the best sustainable option for the parish.

Preferred Policy Option: A

3 New Homes Parking

Options:

- A) To have a policy to have increased parking facilities for all new homes
- B) To not have a policy but to rely on higher tier planning guidance

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	0	+?	0	++	0	++	+?	0	0	0	0	+	-?	0	+
B	0	-	0	-	0	-	-?	0	0	0	0	-	-?	0	-

Summary of Appraisal:

It can be seen that policy Option B produces a negative impact on the objectives as it will not allow provision of sufficient parking facilities for this rural village where residents are far more reliant on the motor car due to very poor public transport options. Option A is shown to have the most positive impact and the greatest benefits for residents.

Preferred Policy Option: A

4 New Homes - Sustainability

Options:

- A) To have a policy which will help to deliver high quality sustainable homes
- B) To not have a policy on sustainable new homes

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	+?	+	+	++	++	0	+	0	0	0	0	+	+	0	0
B	+?	-	-	-	+	0	-	0	0	0	0	+	+	0	0

Summary of Appraisal:

Option (A) offers a far more sustainable outcome with greater benefits as it is encouraging the highest level regulation to be achieved. Option B is less sustainable as it will only require a lower standard and may be detrimental to the character and style of building in the parish.

Preferred Policy Option: A

5 Provision of Public Car Park

Options:

- A) To have a policy for a village car park within the Old Estate Yard
- B) To have a policy for a village car park adjacent to the school in an AONB
- c) To have no car park

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	++	++	+	0	0	++	0	+	+?	+	+	++	0	0	+?
B	--	-?	--	0	0	+	0	+	+?	+	+	+	0	0	+?
C	--	--	--	0	0	--	0	--	-?	-	-	-	0	0	-?

Summary of Appraisal:

Option (A) provides the most accessible and useful outcome and shows a positive impact in terms of sustainability. It will positively benefit local business and key services by providing a central car parking facility and will help improve safety by removing poor and dangerous parking. Option B will have a negative impact on the AONB and option C the most severe impact on the parish.

Preferred Policy Option: A

6 Protection of parking

Options:

A) To have no policy

B) To have a policy which maintains and / or improves the parking situation within the village

Policy Options	1 / ENV Countryside Protection	2 / ENV Village Identity	3 / ENV Landscape & land use	4 / ENV New homes design	5 / ENV Energy Efficiency	6 / ENV Traffic Issues	7 / ENV Historic environment	8 / ECON Use of Local Business	9 / ECON Local Employment	10 / ECON Business development	11 / SOC Access to Key services	12 / SOC Health & Safety	13 / SOC Supply of Homes	14 / SOC Public Transport	15 / SOC Community Activity
A	0	-	-?	-	0	-	-	0	0	0	0	-	-	0	0
B	0	+	+	+	0	+	+	0	0	0	0	+	+	0	0

Summary of Appraisal:

The appraisal shows that option (B) has the most positive impact on sustainability and will allow existing provision for car parking to be maintained and / or improved. This will bring about improvements which enhance the environment and the quality of life for local residents. Not having a policy, as tested in option A, means that the parish has no control over parking provision and will have a negative effect on our sustainable objectives.

Preferred Policy Option: B

7 Building Extensions & Infill Development

Options:

- A) To have no policy on building extensions
- B) To have a policy on building extensions

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	0	+	0	0	+	-?	-	0	0	0	0	0	0	0	0
B	+	++	+	0	+	+?	+	0	0	0	0	0	0	0	0

Summary of Appraisal:

Option (B) provides a more sustainable outcome in terms of the environmental objectives and allows the criteria to be clearly defined within the policy. Option A, whilst providing some positive impact, is not as sustainable as having a local policy for the parish.

Preferred Policy Option: B

8 Countryside Protection

Options:

A) To have a policy that allows development outside of the built up area boundaries, providing it makes a valuable contribution to the amenity of and enhances the quality of the rural and landscape does not result in coalescence and where it is necessary for agriculture or some other use which has to be located in the countryside.

B) To have a policy that does not allow any development in the countryside.

C) To not have a policy to protect and enhance the countryside and rely on higher tier planning guidance.

Policy Option	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	+	++	++	++	+	++	0	+?	+?	+?	0	0	++	0	0
B	++	-	-	0	0	-	0	-	0	-	0	0	--	-?	-
C	+	+	+	0	0	+	0	+?	+?	+?	0	0	-	0	0

Summary of Appraisal:

It can be seen that these policy options (A), (B) and (C) produce a mix of impacts. Option (B) as the most restrictive to development has little or negative impact on the objectives as it will restrict development in areas which may have housing, economic or community need. Option (C) is the least restrictive to development in the countryside Option (A) allows some development providing it does not harm the countryside and this option is shown to have the most positive impacts across all objectives (environmental, economic and social) with predominantly positive impacts on the environmental objectives.

Preferred Policy Option: A

9 Worth Abbey & Worth School

Options:

A) To have a policy on development at Worth Abbey and School

B) To not have a policy on development at Worth Abbey and School but to rely on higher tier planning guidance

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	+	0	+	0	0	+	+	++	++	+	0	0	0	0	+
B	+	0	+	0	0	0	+	+	+	0	0	0	0	0	0

Summary of Appraisal:

Option (A) shows that this site specific policy allows for greater protection of the environment. It also aims to support an existing local business and religious order and provide greater employment opportunities. It provides positive planning conditions and is the more sustainable option. Option B provides protection but not to the higher sustainable level of option A.

Preferred Policy Option: A

10 Brown Field Sites

Options:

- A) To have no policy on development of brown field sites
- B) To have a policy on development of brown field sites

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	--	-	--	--	0	-?	-?	-?	-?	-?	0	0	-?	0	0
B	++	+	++	+	0	+?	+?	+?	+?	+?	0	0	+?	0	0

Summary of Appraisal:

Option (B) provides a more sustainable outcome in terms of the environmental and economic objectives and assists in the protection of the character of buildings within the parish. Not having a policy fails to provide protection for the reuse of brown field sites and the assessment shows it is not sustainable.

Preferred Policy Option: B

11 Recreational Open Spaces

Options:

A) To have a policy which seeks to protect each identified recreational open space in the parish

B) To not have a policy to protect recreational open spaces and rely on higher tier planning guidance.

15 /SOC Community Activity	+
14 /SOC Public Transport	0
13 / SOC Supply of Homes	0
12 /SOC Health & Safety	+?
11 /SOC Access to Key services	0
10 /ECON Business development	0
9 /ECON Local Employment	0
8 /ECON Use of Local Business	0
7 /ENV Historic environment	+?
6 /ENV Traffic Issues	+?
5 / ENV Energy Efficiency	0
4 /ENV New homes design	0
3 /ENV Landscape & land use	+
2 /ENV Village Identity	+
1 /ENV Countryside Protection	0
Policy Options	
A	
B	

Summary of Appraisal:

Whilst option B provides some protection for the parish option A has a more positive impact and allows for new recreational spaces which meet the needs and aspirations of residents.

Preferred Policy Option: A

12 Visual Perspective

Options:

A) To have a policy for all applications for development to demonstrate that the development would have an acceptable impact on the landscape

B) To not have a policy

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	+	++	+	+	0	+	+	0	0	+?	+	0	++	0	0
B	-	-	-	-	0	0	-	0	0	-?	-?	0	-?	0	0

Summary of Appraisal:

To not have a policy could be detrimental to the landscape setting of the parish the AONB and to the village conservation area. Option (A) allows the visual impact of a proposed development to be clearly seen and considered prior to planning permission being granted has the most positive impact.

Preferred Policy Option: A

13 **Business Development**

Options:

A) To have a policy on business development

B) To not have a policy on business development but to rely on higher tier planning guidance

Policy Options	1 / ENV Countryside Protection	2 / ENV Village Identity	3 / ENV Landscape & land use	4 / ENV New homes design	5 / ENV Energy Efficiency	6 / ENV Traffic Issues	7 / ENV Historic environment	8 / ECON Use of Local Business	9 / ECON Local Employment	10 / ECON Business development	11 / SOC Access to Key services	12 / SOC Health & Safety	13 / SOC Supply of Homes	14 / SOC Public Transport	15 / SOC Community Activity
A	+	+	+	0	+?	+?	+	+	+?	+	0	0	0	0	+?
B	+	0	+	0	0	0	+	+?	+?	+	0	0	0	0	0

Summary of Appraisal:

Option (A) provides greater environmental protection and encourages small scale developments in the parish while clearly stating the conditions to be met. It should also allow opportunities for greater community activities. Option B provides protection but not to the higher sustainable level of option A.

Preferred Policy Option: A

14 Renewable Energy

Options:

A) To have a policy on renewable energy provision

B) To not have a policy on renewable energy provision but to rely on higher tier planning guidance

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	++	0	+	++	++	+?	0	0	0	+	0	0	0	0	0
B	+	0	+?	+	+	+?	0	0	0	0	0	0	0	0	0

Summary of Appraisal:

Having a specific policy in the neighbourhood plan will encourage local business and homeowners to invest in schemes which help to provide a low-carbon economy and bring about greater benefits for the environment. It will support the use of renewable resources and the use of sustainably produced local products. Option B provides some protection but not to the higher level of option A and does not encourage local businesses and homeowners.

Preferred Policy Option: A

15 Highway Improvements

Options:

A) To have a policy to reduce the impact on residents' lives of the volume and speed of traffic by means of the Village Enhancement Scheme

B) To not have a policy but to continuing working with other tiers to bring about improvements

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	0	++	++	0	0	++	+	+	0	+?	+	++	0	-?	+
B	0	-?	-?	0	0	-?	-?	-?	0	-?	-?	+	0	0	0

Summary of Appraisal:

The appraisal clearly shows that option A provides a positive impact on the sustainability objectives of the Neighbourhood Plan. It provides the best option for bringing about the Village Enhancement Scheme with all the benefits it provides for improvements to residents lives. It allows the issue of greatest concern to residents over many years to be addressed. This scheme will improve safety for all by reducing traffic speeds; improving the provision and access for pedestrians and cyclists and improving the well-being of local residents. Option A reflects one of the key objectives of the Neighbourhood Plan while option B would rely on higher level policies which would lack local knowledge or acknowledge this as a key aim of the Plan.

Preferred Policy Option: A

16 Footpath Improvements

Options:

A) To have no policy on footpath improvements

B) To have a policy which seeks to improve and enhance the local footpaths

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	0	-	0	0	0	-	0	0	0	0	0	-	0	0	0
B	0	+	0	+	0	++	+?	+?	0	0	+?	++	0	0	+?

Summary of Appraisal:

Whilst option A provides some protection for the parish Option (B) provides a more positive impact on the sustainability objectives of the Neighbourhood Plan. This option also helps to provide improvements as set out in our Walk & Drive in Safety document and to enhance safety for residents.

Preferred Policy Option: B

18 Commercial Traffic

Options:

A) To have no policy on commercial traffic

B) To have a policy to encourage companies to consider ways of alleviating the impact off commercial vehicles on the parish

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	-	-	0	0	0	-	-?	0	0	0	0	-	0	0	0
B	-?	+	+	0	0	+	+	0	0	+	0	+	0	0	0

Summary of Appraisal:

Option (B) offers a more sustainable option by encouraging local businesses to consider how to reduce their impact on the parish via improved access points. Not having a policy will mean that we are unable to bring about any sustainable improvement to the parish in terms of reducing the impact of commercial traffic.

Preferred Policy Option: B

20 Infrastructure

Options:

- A) To have no policy on future infrastructure need
- B) To have a policy on future infrastructure need

Policy Options	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 / SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B	0	+	+	0	+	++	0	+	0	+	+	+	0	+	++

Summary of Appraisal:

Without a policy the parish would still get funding from S106 / CIL, but this local policy for infrastructure investment gives more certainty and allows funding to be directed to where there is evidence of need and community support as detailed in the Turners Hill Parish Council Infrastructure Schedule. It is clear that Option A is the least sustainable.

Preferred Policy Option: B

SUMMARY TABLE OF POLICY OPTIONS

SUSTAINABLE APPRAISALS

Policy number	1 /ENV Countryside Protection	2 /ENV Village Identity	3 /ENV Landscape & land use	4 /ENV New homes design	5 / ENV Energy Efficiency	6 /ENV Traffic Issues	7 /ENV Historic environment	8 /ECON Use of Local Business	9 /ECON Local Employment	10 /ECON Business development	11 /SOC Access to Key services	12 /SOC Health & Safety	13 /SOC Supply of Homes	14 /SOC Public Transport	15 /SOC Community Activity
1	++	++	+	+	+	+	0	+	+	0	+	+	++	+	+
1	++	++	+	+	+	+	0	+	+	0	+	+	++	+	+
2	++	++	+	+	+	+	0	+	+	0	0	+	++	0	+
3	0	+	0	++	0	++	+	0	0	0	0	+	-?	0	+
4	+	+	+	++	++	0	+	0	0	0	0	+	+	0	0
5	++	++	+	0	0	++	0	+	+	+	+	++	0	0	+
6	0	+	+	+	0	+	+	0	0	0	0	+	+	0	0
7	+	++	+	0	+	+	+	0	0	0	0	0	0	0	0
8	+	++	++	++	+	++	0	+	+	+	0	0	++	0	0
9	+	0	+	0	0	+	+	++	++	+	0	0	0	0	+
10	++	+	++	+	0	+	+	+	+	+	0	0	+	0	0
11	0	+	+	0	0	+	+	0	0	0	0	+	0	0	+
12	+	++	+	+	0	+	+	0	0	+	+	0	++	0	0
13	+	+	+	0	+	+	+	+	+	+	0	0	0	0	+
14	++	0	+	++	++	+	0	0	0	+	0	0	0	0	0
15	0	++	++	0	0	++	+	+	0	+	+	++	0	-?	+
16	0	+	0	+	0	++	+	+	0	0	+	++	0	0	+
17	++	0	+	0	0	0	0	+	0	+	+	+	0	0	+
18	-?	+	+	0	0	+	+	0	0	+	0	+	0	0	0
19	0	+	+	0	+	++	0	+	0	+	+	+	0	+	++

Overall conclusion

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

Appendix A. Summary of Plans and Programmes

NAME OF DOCUMENT	BROAD AIMS/RELEVANT POLICIES	REQUIREMENTS OF THE DOCUMENT IN RELATION TO THE NEIGHBOURHOOD PLAN
National Planning Policy Framework, March 2012	This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework for District and Neighbourhood Plans.	The Neighbourhood Plan will need to pay particular regard to this new Planning Framework.
Mid Sussex Local Plan, 2004	This document was statutorily adopted in 2004. It defines built up area boundaries and contains some policies that have been retained in the District Plan.	Some MSLP Policies for Turners Hill have been retained and will need to be taken into account in the Neighbourhood Plan
Mid Sussex District Plan, Consultative Draft 2011	The draft District Plan has been written in the context of the Localism Act and changes to the planning system. It sets out strategic policies and provides the framework for subsequent planning documents including Neighbourhood Plans.	The Neighbourhood Plan will need to comply with the strategic aims and policies of the Emerging District Plan.
High Weald AONB Management Plan, 2014-19	Identifies the important features of the AONB and sets out guidance and objectives on the ways in which these features can be protected, restored and enhanced.	The parish is partly located within the AONB, the NP will need to take account of the aims of AONB designation and the land and countryside management issues in this document.
Mid Sussex Landscape Character Assessment, 2005	This document looks in detail at the landscape character of the District and contains detailed management guidelines	The management guidelines will need to be taken into consideration in the NP
Ancient Woodland Inventory for Mid Sussex, 2007	This survey identifies the areas of ancient woodland within Mid Sussex	Ancient woodland is a key biodiversity asset for the parish and needs to be recognised in the Neighbourhood Plan.
Mid Sussex Rural Affordable Housing Strategy, 2007	This document identifies a strategy to enable the Council to meet the housing needs of local residents in rural areas.	The Neighbourhood Plan will consider how it can contribute to this in the light of a new Housing Needs Study.
Biodiversity Action Plan for Sussex	Focuses resources to conserve and enhance biodiversity in Sussex by means of local partnerships, taking account of national and local priorities.	The Neighbourhood Plan will need to take account of nature conservation and biodiversity issues.
Mid Sussex Economic Development Strategy, MSDC 2010	The document lists objectives for economic development and states how the Council will assist in meeting these aims	The Neighbourhood Plan will need to be in broad compliance with the economic development and tourism policies of the District Plan
Mid Sussex Infrastructure Development Plan, draft 2011	Sets out infrastructure requirements that development will be expected to contribute towards.	The Neighbourhood Plan should contain a policy on infrastructure to comply with these requirements.
Register of Listed Buildings	Lists and describes the buildings included in the List of Buildings of Special Architectural and Historic Interest	The NP will take account of the need to protect and conserve this asset.
West Sussex Sites of Nature Conservation Importance Register	Identifies and describes sites of importance	The Neighbourhood Plan will need to contain policies to protect these sites
Building for Life 12	Looks at how development can ensure good practice	The aims of this document will be included in the Plan
Mid Sussex Transport Strategy 2004	Identifies congestion in Turners Hill requiring action	The Plan will include plans to deal with this issue
Turners Hill Village Design Statement 2011	This community led plan contains aims and actions identified by the community	The issues identified in the Village Design Statement will be used to inform the Neighbourhood Plan.

Appendix B Summary of responses from consultees on sustainability objectives, June

Consultees	Date	Comments	Turners Hill Parish Council response to comments
Natural England	November 2012 & January 2014	No reply received on either occasion Requests sent to all simultaneously	
English Heritage	November 2012 & January 2014	No reply received on either occasion Requests sent to all simultaneously	
Environment Agency	November 2012 & January 2014	<p>Reply to second request only.</p> <p>We recommend an objective is included to protect and enhance the environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality, biodiversity. We also recommend your SA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies (http://www.environment-agency.gov.uk/homeandleisure/floods/31684.aspx), and the South East River Basin Management Plan (http://www.environment-agency.gov.uk/research/planning/124978.aspx)</p> <p>Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf.</p>	<p>Review information and include detail on flood risk, water quality and biodiversity based on strategies recommended plus that of MSDC.</p> <p>Refer to SE River Basin Management Plan, 2009 in NP</p> <p>Information studied and used as appropriate.</p>
Mid Sussex District Council	November 2012 & January 2014	<p>Replied to both requests</p> <p>We have no comment to make on the Turners Hill Neighbourhood Plan Scoping Report, it contains the information we would expect and has taken on board the comments we provided informally.</p>	We are grateful for the help and support given