

WEST HOATHLY NEIGHBOURHOOD PLAN

Sustainability Appraisal 2014



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1. Introduction

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

Neighbourhood Plans must meet the objectives of sustainable development. To ensure this, a Sustainability Appraisal (incorporating the SEA) has been prepared to demonstrate that the West Hoathly Neighbourhood Plan is the most sustainable given all realistic alternatives.

The West Hoathly 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 West Hoathly.**

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

In accordance with European and national legislation Neighbourhood Plans must be subject to a Sustainability Appraisal for consultation with environmental bodies and other relevant stakeholders, particularly where the plan has a positive or negative effect on the environment.

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

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

One of the means by which sustainable development can be achieved is through the land-use planning process. The West Hoathly Neighbourhood Plan is in conformity with the Mid Sussex Local Plan 2004 and the emerging draft District Plan. It will be adopted under the framework of the Local Plan and will comprise part of the planning policy framework for the district. 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. This Sustainability Appraisal will guide the Neighbourhood Plan to ensure that it is the most sustainable possible, based on the alternative options for the plan's overall strategy and the policies within it.

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

2. Methodology

The Neighbourhood Plan covers the whole of the parish of West Hoathly which comprises the villages of West Hoathly and Sharpthorne, the hamlet of Highbrook and dispersed settlements scattered in the rural areas. Preparation of the plan is being led by members of West Hoathly Parish Council with consultation throughout with residents. To inform the Sustainability Appraisal Scoping document, public workshop sessions were run in February and March 2012 covering parish challenges/concerns, valued aspects and future aspirations. The workshop outputs were verified with a parish-wide consultation survey in April 2012 conducted on-line and hand delivered to every household.

A Housing Needs Survey was carried out by Action in Rural Sussex in July 2012 on behalf of the Parish Council. A Call for Sites was also issued in June and July 2012 by writing to local landowners and publicising through the Parish Newsletter and local community website. Further workshops were undertaken in October and November 2012 to test the suitability and acceptability of the emerging policies.

Following an initial public consultation on the draft Neighbourhood Plan with residents and statutory bodies local feedback identified concern with policy WHP13: Site for New Homes. A local community group, were invited to identify other potential sites. Based on their approach other landowners came forward to express an interest in developing land they owned. A further Call for Sites II was issued in November 2013 to landowners/developers who had responded to the initial call for sites and those that had since expressed an interest. This Sustainability Appraisal has been updated to include these newly identified sites.

The majority of the District wide data has already been collected for the Sustainability Appraisal of the draft Mid Sussex District Plan and was 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 West Hoathly to be established.

At a local level, the West Hoathly Futures Report published in 2009 was created through a process in which the community established the issues and key priorities for the parish. It used the Parish Council as a conduit for community involvement and strove to benefit residents' lives.

Mid Sussex District Council has published a set of 18 Sustainability Objectives in its 'Sustainability Appraisal Consultation Draft, November 2011' and this document uses and expands upon those that are relevant to the issues identified for West Hoathly. In particular, local issues and objectives have been identified, and the indicators used to measure these are from local sources, at a local scale where possible. These will help assess the sustainability issues facing West Hoathly Parish, to be addressed where possible in the Neighbourhood Plan.

3. Policy context

The West Hoathly Neighbourhood Plan needs 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 West Hoathly Neighbourhood Plan and Sustainability Appraisal will need to be in conformity with the Mid Sussex Local Plan and emerging draft District Plan and it is therefore not proposed to review in this report all international, national and local documents that are relevant.

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.

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 Plans and these have been incorporated into the sustainability framework and used to inform baseline data and the identification of key issues.

The aims, objectives and indicators from these policy documents have been used to supplement the West Hoathly Neighbourhood Plan sustainability objectives. It should be noted that the policy context for the West Hoathly 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. Key sustainability issues

SWOT assessment

The following table has been informed by the issues identified in the Neighbourhood Plan public workshops and consultation (2012), and the baseline information collected.

<p>Strengths Relatively low crime, valued school, outstanding landscape setting, designated land (e.g. AONB, SSSI, LNR), significant built heritage assets, strong community spirit, extensive local communications media (Chronicle, Hoathly Hub), good range of community activities, choice of pubs, Costcutter and Post Office, Organic Cafe, thriving village clubs, friendly Churches, local employment opportunities, access to Haywards Heath, East Grinstead and Crawley for other major hubs.</p>	<p>Weaknesses Multi-centric settlement layout, low primary school roll, traffic speed, volume and weight and widespread parking issues, visual clutter, pedestrian vulnerability, infrequent public transport, limited health facilities e.g. doctors' surgery, limited activities for older children, high house prices, high rental prices, lack of affordable housing, piecemeal pavements and verges, blocked parked cars, poor bus service, poor Broadband service.</p>
<p>Opportunities Improve pedestrian safety, implement traffic management, better balanced age distribution, improve contact and service to elderly, capitalise on Bluebell railway, reduce street clutter, garden share and community growing, reduced travel carbon fuel usage, organise events to encourage inclusion, encourage use of renewable energy, encourage local businesses.</p>	<p>Threats Climate change, loss of biodiversity, drought or water interruption/contamination, danger from HGVs and fast traffic, over or inappropriate development leading to loss of rural character, loss of services such as buses, shops, loss of agricultural land and local food self sufficiency, loss of local distinctiveness through cumulative loss of local vernacular such as building materials of sandstone walls and local stock bricks and erosion of rural countryside features</p>

Key issues

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

In the absence of a Neighbourhood Plan (and as a consequence a lack of vision and strategy for West Hoathly), 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 West Hoathly Parish	Effect without the Neighbourhood Plan
Problem of traffic speed, volume and weight and lack of pedestrian/cyclist safety on the C319 and lanes	Residents lives will be further blighted by inappropriate traffic patterns
Viability of Primary School and Pre-School	Issue not addressed and danger of downward spiral and possible closure
Lack of affordable housing for Parish residents	No suitable sites for housing for local people would be allocated.
Supporting an ageing population	Potential issues of care/support/transport and suitable local homes
Inadequate and potentially reducing public transport options	Further erosion of options, increased car dependency and/or isolation
Support and flexibility for local businesses	Existing policies may not meet their needs and aspirations
Infrastructure improvements such as roads, crossings, parking, school facilities	Funding for infrastructure requirements may not be achieved
Pressures for development in countryside	District Plan policies are strategic in nature and may not provide adequate protection
Loss of agricultural land to development	Could get worse with no policy on protection
Poor access to services and facilities	Could get worse with no policy on sustainable transport
Need to maintain and enhance the high quality natural environment, wildlife networks and biodiversity of the parish	District Plan policies are strategic in nature and may not provide adequate protection
Need to protect and enhance the historic buildings and environment of the parish	District Plan policies are strategic in nature and may not provide adequate protection

5. Sustainability Objectives

The Sustainability Appraisal will assess the sustainability of the Neighbourhood Plan through the identification of objectives and indicators. These will be used to predict the sustainability effects of the strategy for the Neighbourhood Plan, and the policies identified to deliver the strategy. 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.

1/Env. To maintain and enhance the countryside and open spaces of West Hoathly parish in terms of its

- geology, landform, water systems and climate,
- ridge top settlement pattern and historic farmsteads,
- ancient woodlands and field patterns
- ancient rights of way (footpaths, bridleways, tracks and lanes)
- landscape character
- 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*
- *number of specific valued countryside assets – maintained or increased*
- *condition and accessibility of footpaths – maintained or improved*
- *interference with any of these features through grant of planning consent – minimised*
- *biodiversity – maintained or enhanced*

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

- *planning consents outside defined settlement boundaries – none or limited*
- *proportion of housing developments which address housing needs - maximised*

3/Soc. To encourage pride in settlement maintenance and appearance.

- *number of derelict /unmaintained houses – minimised*
- *adherence to conservation area standards - maximised*
- *amount of litter - minimised*

4/Env. To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings with any changes conforming to locally agreed detailed design guide.

- *number of Listed Buildings in parish – not diminished*
- *MSDC conservation officer/ English Heritage assessment – maintained or improved*
- *Changes not conforming with design guidance - minimised*

5/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 and older people.

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

6/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.

- *new homes meeting building regulations level 4 or above of the Code for Sustainable Homes (Mid Sussex District Plan Policy) – maximised*
- *number of new homes in countryside or conservation areas within NP Policy – less or equal to policy*

7/Env. To increase resource efficiency of buildings, and the proportion of energy use from renewable sources in the parish,

- *capacity of photovoltaic, solar thermal installations, biomass and heat pumps – increased*
- *number of domestic water recycling systems - increased*
- *renewable energy use in public buildings – increased*
- *water efficiency measures - implemented*

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

- secondary school children to get to and from school
- commuters to link with major travel hubs
- other social, domestic and pleasure purposes
- people visiting the parish
- *proportion of secondary school students using public transport – increased*
- *number of commuter car journeys to travel hubs – reduced*
- *number of practical public transport travel options from main parish population centres - increased*

9/Env. To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish.

- Highways in village areas and unclassified lanes are pedestrian, cyclist, horse-rider friendly
- Reduced through traffic
- Walking and cycling routes to service centres (EG, FR) 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*
- *number of businesses with green travel plans - increased*
- *car journeys to/from WH school - reduced*
- *proportion of journeys to work by sustainable methods – increased*
- *number of off-street public parking spaces within easy walking distance of village centres - increased*

10/Econ. To make the parish an attractive place for businesses providing essential retail and service offerings for the local community and retain a variety of hospitality businesses for local and tourist use.

- *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*
- *visitor numbers to Priest House, Bluebell Railway - maintained*

11/Soc. To ensure outstanding quality pre-school and primary education opportunities are available within the parish supported by the necessary extended childcare requirements to meet current social patterns.

- *school roll - increased*
- *Preschool self-sufficiency – achieved*
- *Childcare places satisfying the needs of working parents - increased*

12/Soc. To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups and make the parish an attractive venue for small touring offerings.

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

13/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*
- *number of households with “super fast” broadband service – increased*
- *number of planning applications approved for home office adaptations - increased*

14/Soc. To improve access to health services especially for children and older people.

- *number of venues for health services in parish – maintained or increased*
- *local collection of prescriptions – maintained or improved*
- *volunteer car hospital scheme – maintained or improved*

15/Soc. To promote community responsibility for parishioners own, others' and community assets

- *incidence of crime - reduced*
- *Farm & Countryside Watch membership - increased*
- *Number of active Neighbourhood watch schemes - increased*

16/Soc. To encourage the sense of community and engagement in local topics and the inclusion and support of vulnerable groups.

- *participation in parish council elections – increased*
- *number of Chronicle subscribers – maintained or increased*
- *number of Hoathly Hub subscribers – increased*
- *numbers attending annual parish assembly – increased*
- *number of events and activities for vulnerable groups – maintained or increased*
- *participation of vulnerable groups in parish affairs - increased*

The above objectives and their indicators, covering social, environmental and economic issues were used to establish a set of assessment criteria for assessing any site within the parish identified either through the District Council's Housing Allocation or from the Neighbourhood Plan "Call for Sites II" exercise. Whilst development will rate poorly against the environmental objectives they may rank more favourably against the social and economic objectives identified for the Neighbourhood Plan

The West Hoathly Neighbourhood Plan has 19 policies. The alternative option for each policy was a "No Policy" option meaning local development would be considered against the policies in the Mid Sussex Local Plan or emerging draft District Plan. This option has also been assessed against the sustainability objectives.

The measures used for assessing the impact of each policy or identified development site against the sustainability objectives are as follows:

Strongly positive (++)
Slightly positive (+)
Neutral ()
Slightly negative (-)
Strongly negative (--)

6. Assessment of Policies

Neighbourhood Plan Policies assessed against each Sustainability Objective

SUSTAINABILITY OBJECTIVE	WHP POLICY																			OVERALL SUSTAINABILITY
	1. LANDSCAPE	2. LANES	3. RECREATIONAL SPACES	4. RIGHTS OF WAY	5. VISUALISATIONS	6. NEW HOMES PARKING	7. PROTECTION OF PARKING	8. HGV	9. CIL OR PLANNING OBLIGATIONS	10. BLUEBELL RAILWAY	11. INFILL HOUSING	12. HOUSING MIX	13. SITE FOR NEW HOMES	14. EXTENSIONS	15. CONSERVATION AREAS	16. SANGS	17. HOATHLY HILL	18. EXISTING EMPLOYMENT SITES	19. HOME WORKING	
1 Env: COUNTRYSIDE	++	+	+		+								-		-		+			+
2 Env: VILLAGE IDENTITY			+							+					+		+			+
3 Soc: SETTLEMENT PRIDE															+					+
4 Env: HERITAGE		+			+										+					+
5 Soc: HOMES SUPPLY											+	++	++	+						+
6 Env: NEW HOME DESIGN	+				+															+
7 Env: ENERGY EFFICIENCY																				
8 Soc: PUBLIC TRANSPORT										+										+
9 Env: TRAFFIC ISSUES						+	+	+	++				-							+
10 Econ: BUSINESSES										+	+		+							+
11 Soc: EDUCATION											+	+	++							+
12 Soc: COMMUNITY ACTIVITY	+		+	+												+				+
13 Econ: EMPLOYMENT								-										+	+	+
14 Soc: HEALTH																				
15 Soc: SECURITY																				
16 Soc: ENGAGEMENT													+							+
OVERALL POLICY IMPACT	+	+	+	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	

Option to rely on Mid Sussex Local Plan Policies or emerging Draft Plan Policies assessed against each Sustainability Objective

NO WH PLAN	MSDC Local Plan	MSDC Draft District Plan	Assessment rationale
SUSTAINABILITY OBJECTIVE			
1. Env: COUNTRYSIDE			Local need for greater protection of particular AONB landscape features and locally-valued places
2. Env: VILLAGE IDENTITY			Local desire for growth to be modest without risk of swamping valued aspects
3. Soc: SETTLEMENT PRIDE			
4. Env: HERITAGE			
5. Soc: HOMES SUPPLY			Desire for more specific focus on local housing priorities rather than purely market driven
6. Env: NEW HOME DESIGN			
7. Env: ENERGY EFFICIENCY			
8. Soc: PUBLIC TRANSPORT			
9. Env: TRAFFIC ISSUES			Local need for stronger focus on parking & traffic issues and greater funds for traffic management schemes
10. Econ: ATTRACTIVE TO BUSINESSES			
11. Soc: EDUCATION			Local need for housing suitable for and affordable by younger families
12. Soc: COMMUNITY ACTIVITY			
13. Econ: EMPLOYMENT			Local desire for additional protection of existing, and more opportunities for new, jobs
14. Soc: HEALTH			
15. Soc: SECURITY			
16. Soc: ENGAGEMENT			
OVERALL POLICY IMPACT			Desire for aspects of planning to be tailored to local need

Assessed against the sustainability objectives the policies identified in the West Hoathly Neighbourhood Plan have an overall positive impact with any negative impact against an individual objective being outweighed by positive impacts against other objectives.

The option to rely on the Mid Sussex District Plan when viewed against the sustainability objectives has an overall negative impact. Therefore the policies identified within the West Hoathly Neighbourhood Plan support sustainable development.

7. Site Assessment Criteria

Following the Call for Sites II exercise a Task Force of parish councillors and local residents was set up to carry out the site assessment process and provide recommendations to the Parish Council for adoption in the Draft Neighbourhood Plan.

With the help of an independent consultant the Task Force prepared a set of Assessment Criteria based on the Emerging draft District Plan and the West Hoathly Neighbourhood Plan Sustainability objectives.

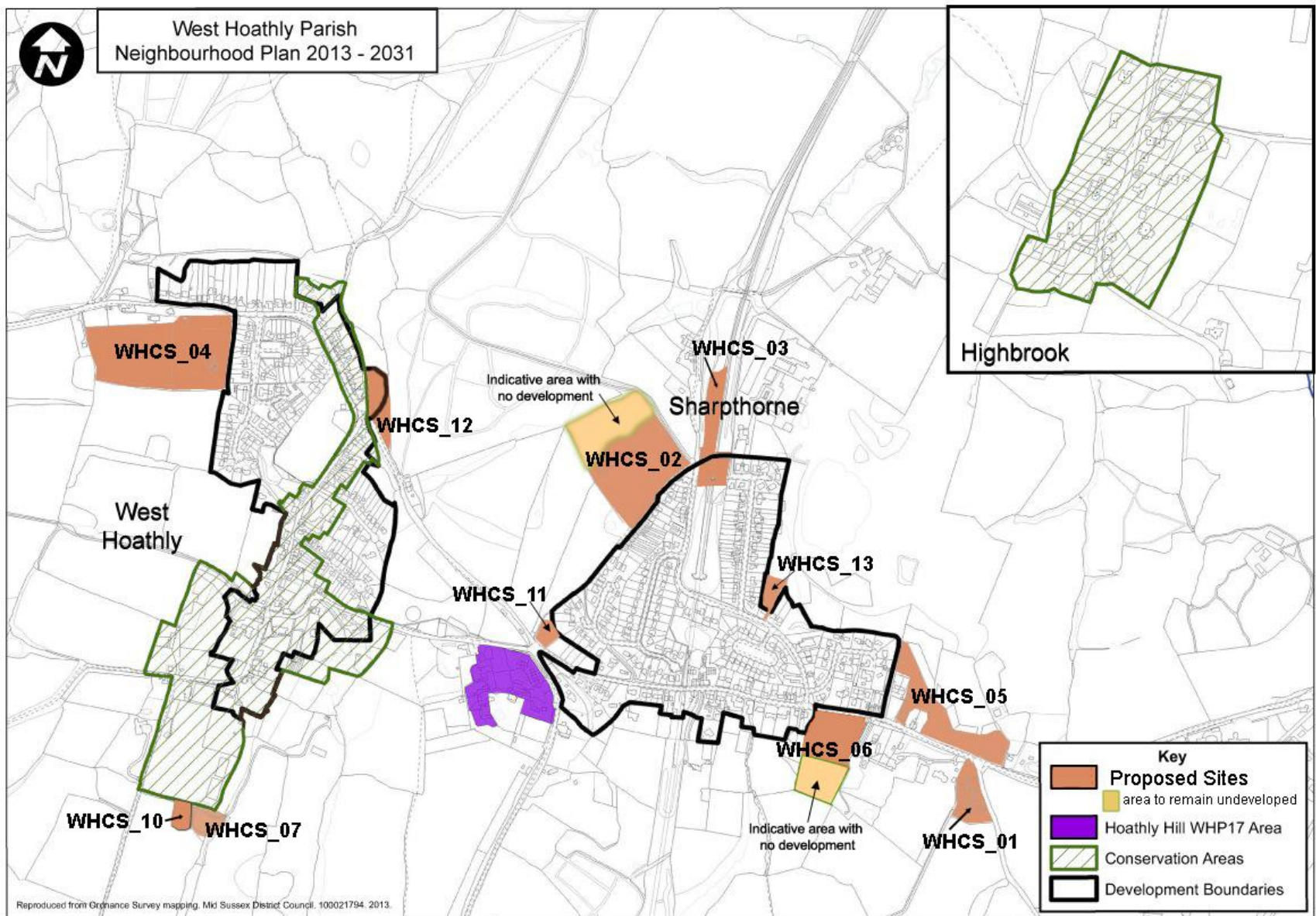
Emerging Draft MSDC District Plan Sustainability Appraisal Objectives	Neighbourhood Plan Sustainability Appraisal Objectives	Neighbourhood Plan Sustainability Appraisal objectives appropriate for site assessments	Assessment criteria
To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people	To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people	<ul style="list-style-type: none"> Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups). Sites should be considered favourably if they are within walking distance of existing services and the route is safe to walk. Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 4 or more dwellings)?
To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.	To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.	To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.	<ul style="list-style-type: none"> Sites within flood zone 3 should be eliminated. Sites in flood zone 1 should be prioritised over sites in flood zone 2 From local knowledge has there ever been flooding on the site.
To improve the access to health facilities and reduce inequalities in health.	To improve access to health services especially for children and older people	N/a	N/a
To maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and increase access to educational facilities.	To ensure outstanding quality pre-school and primary education opportunities are available within the parish supported by the necessary extended childcare requirements to meet current social patterns	N/a	N/a

Emerging Draft MSDC District Plan Sustainability Appraisal Objectives	Neighbourhood Plan Sustainability Appraisal Objectives	Neighbourhood Plan Sustainability Appraisal objectives appropriate for site assessments	Assessment criteria
To improve accessibility to retail and all community services and recreation and leisure facilities.	To make the parish an attractive place for businesses providing essential retail and service offerings for the local community	To make the parish an attractive place for businesses providing essential retail and service offerings for the local community	<ul style="list-style-type: none"> • Is any site, by virtue of location and size, capable of providing new retail units? • Will the site result in the loss of existing retail or service units?
	To sustain and enhance the diverse selection of clubs/societies/sports/ worship for all age groups	To sustain and enhance the diverse selection of clubs/societies/sports/ worship for all age groups	<ul style="list-style-type: none"> • Does the site create the opportunity to provide new amenity or open spaces, e.g. allotments, a community room, sports centre, etc?
To improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance.	To improve efficiency in land use through the re-use of previously developed land and existing buildings	To improve efficiency in land use through the re-use of previously developed land and existing buildings	<ul style="list-style-type: none"> • Is site brownfield or greenfield?
To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	To ensure all new homes are built to high standards of design, construction and resource efficiency	N/a	N/a
To increase energy efficiency and the proportion of energy generated from renewable sources in the District and to utilise sustainably produced and local products in new developments where possible.	To increase resource efficiency of buildings, and the proportion of energy use from renewable sources	N/a	N/a
To protect, enhance and make accessible for enjoyment, the District's countryside.	To maintain and enhance the countryside and open spaces of West Hoathly parish	To maintain and enhance the countryside and open spaces of West Hoathly parish	<ul style="list-style-type: none"> • Is the site in open countryside/will it encroach unacceptably on open countryside? • Is the site within the AONB? • Will the site have a detrimental impact on the landscape? [the SHLAA assessments by MSDC are useful in this regard although this may require a separate study] • Will the site impact on areas of designations of value to the landscape, e.g. ancient woodland, TPOs? • Will the site impact on any existing footpaths or other rights of way?

Emerging Draft MSDC District Plan Sustainability Appraisal Objectives	Neighbourhood Plan Sustainability Appraisal Objectives	Neighbourhood Plan Sustainability Appraisal objectives appropriate for site assessments	Assessment criteria
To conserve and enhance the District's biodiversity.	To maintain and enhance the biodiversity of West Hoathly parish	To maintain and enhance the biodiversity of West Hoathly parish	<ul style="list-style-type: none"> Will the site impact on areas of environmental sensitivity, e.g. SSSIs, biodiversity action plan areas, local/county wildlife sites, TPOs?
N/a	To ensure that homes built in sensitive areas (in particular the countryside and conservation areas) are of outstanding design	N/a	N/a
To protect, enhance and make accessible for enjoyment, the District's historic environment.	To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	<ul style="list-style-type: none"> Does the site impact on a Conservation Area and/or listed building(s)?
	To ensure that homes built in sensitive areas (in particular the countryside and conservation areas) are of outstanding design	N/a	N/a
To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car.	To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	<ul style="list-style-type: none"> Proximity of the site to a public transport interchange (bus stop) – walking distance [in excess of 1,000m makes it less likely to be used] and the route is safe to walk
	To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	<ul style="list-style-type: none"> Does a site, by virtue of its location, cause an unacceptable impact on congestion on the existing highway network? Can a site create the opportunity to improve traffic flow at junctions? Can a site create the opportunity to reduce traffic speeds?
To reduce waste generation and disposal, and achieve the sustainable management of waste, including the amount of waste that is either re-used or recycled.	N/a	N/a	N/a
To maintain and improve the water quality of the District's watercourses and aquifers, and to achieve sustainable water resources management.	N/a	N/a	N/a

Emerging Draft MSDC District Plan Sustainability Appraisal Objectives	Neighbourhood Plan Sustainability Appraisal Objectives	Neighbourhood Plan Sustainability Appraisal objectives appropriate for site assessments	Assessment criteria
To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	<ul style="list-style-type: none"> • Will the site result in the loss of existing commercial activities and jobs from the parish? • Does the site offer the opportunity to create new jobs within the parish?
To sustain economic growth and competitiveness across the District.			
To encourage the development of a buoyant, sustainable tourism sector.	To retain a variety of hospitality businesses for local and tourist use	To retain a variety of hospitality businesses for local and tourist use	<ul style="list-style-type: none"> • Will the site result in the loss of existing tourism activities and jobs from the parish? • Does the site offer the opportunity to create new tourism activities and/or jobs within the parish?
N/a	To retain the distinctiveness of the parish's settlements and the gaps between them	To retain the distinctiveness of the parish's settlements and the gaps between them	<ul style="list-style-type: none"> • Would development of the site materially result in the erosion of the gap between settlements?
N/a	To ensure that growth in the villages complements its surroundings	N/a	N/a
To create crime resistant communities.	N/a	N/a	N/a

8. Assessment of Sites



During the Call for Sites II exercise the following were put forward as potential sites for housing:

- WHCS_01 Hangdown Mead
- WHCS_02 Bluebell Woods
- WHCS_03 Bluebell Railway Station Goods Yard
- WHCS_04 Webbs Mead & Bakers Pit
- WHCS_05 Land North of Top Road
- WHCS_06 Land adjacent Cookhams
- WHCS_07 Workhouse Platt
- WHCS_10 Land adjacent Langridge Farmhouse
- WHCS_11 Land adjacent 9 Bayhams Field
- WHCS_12 West Hoathly Garage Site
- WHCS_13 Land off Station Road

WHCS_01 Hangdown Mead

Hangdown Mead is currently an active light industrial park on the outskirts of Sharpthorne not connected to the built up area boundary. The landowner's proposal is for 12-18 dwellings over the lifetime of the Neighbourhood Plan with 6-9 within the first 5 years.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS01 - Hangdown Mead
To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people	<ul style="list-style-type: none"> - Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups). - Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 4 or more dwellings)? - Sites should be considered favourably if they are within walking distance of existing services and the route is safe to walk. 	<p>0.67ha of developable land (1ha total size). Based on a reasonable density in a rural village, this might deliver 13 dwellings. So could provide 4 affordable units (either under adopted or emerging Local Plan policy). So has some potential to provide for a range of local housing needs.</p> <p>Site is within short walking distance of all services, but more than 1km from school. Walk would be reasonably flat so no problems for aged or infirmed. Access to Costcutter would not require crossing of any busy roads. But access to pub and school would require crossing of busy Top Road twice (where pavement ends).</p>
To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.	<ul style="list-style-type: none"> - Sites within flood zone 3 should be eliminated. - Sites in flood zone 1 should be prioritised over sites in flood zone 2 - From local knowledge has there ever been flooding on the site. 	Flood zone 1

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS01 - Hangdown Mead
To make the parish an attractive place for businesses providing essential retail and service offerings for the local community	<ul style="list-style-type: none"> - Is any site, by virtue of location and size, capable of providing new retail units? - Will the site result in the loss of existing retail or service units? 	<p style="text-align: center;">Site not large enough to provide anything apart from dwellings. Unless alternative premises are found, then there would be a loss of employment from the site, including some businesses that provide valuable local services, e.g. car repairs. The promoter has suggested the use of an existing barn to the south of the site along a track for existing businesses. However, there is doubt over whether this would provide appropriately for the needs of all the businesses.</p>
To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups	<ul style="list-style-type: none"> - Does the site create the opportunity to provide new amenity or open spaces, e.g. allotments, a community room, sports centre, etc? 	<p style="text-align: center;">Site not large enough to provide anything apart from dwellings.</p>
To improve efficiency in land use through the re-use of previously developed land and existing buildings	<ul style="list-style-type: none"> - Is site brownfield or greenfield? 	<p style="text-align: center;">Brownfield</p>
To maintain and enhance the countryside and open spaces of West Hoathly parish	<ul style="list-style-type: none"> - Is the site in open countryside/will it encroach unacceptably on open countryside? - Is the site within the AONB? - Will the site have a detrimental impact on the landscape? - Will the site impact on areas of designations of value to the landscape, e.g. ancient woodland, TPOs? - Will the site impact on any existing footpaths or other rights of way? 	<p style="text-align: center;">The site is in the AONB. The site will have potentially significant impact on views across the landscape, both to and from the site; however, its existing use already has an impact. The site does not impact on any designations of value to the landscape. There are no PROWs that would be impacted by development.</p>
To maintain and enhance the biodiversity of West Hoathly parish	<ul style="list-style-type: none"> - Will the site impact on areas of environmental sensitivity, e.g. SSSIs, biodiversity action plan areas, local/county wildlife sites, TPOs? 	<p style="text-align: center;">No</p>
To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	<ul style="list-style-type: none"> - Does the site impact on a Conservation Area and/or listed building(s)? 	<p style="text-align: center;">No</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS01 - Hangdown Mead
To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	- Proximity of the site to a public transport interchange (bus stop) – walking distance [in excess of 1,000m makes it less likely to be used] and the route is safe to walk	380m to bus stop so very easy walking distance.
To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	<ul style="list-style-type: none"> - Does a site, by virtue of its location, cause an unacceptable impact on congestion on the existing highway network? - Can a site create the opportunity to improve traffic flow at junctions? - Can a site create the opportunity to reduce traffic speeds? 	<p>Scale of development would not impact on main road network (Top Road). Access from site westbound in the morning peak (prevailing direction of traffic) would be easy.</p> <p>There is no prospect of securing a roundabout on the junction of any access point, so access would not be improved and there would not be the opportunity to reduce speeds on Top Road.</p>
Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	<ul style="list-style-type: none"> - Will the site result in the loss of existing commercial activities and jobs from the parish? - Does the site offer the opportunity to create new jobs within the parish? 	If an alternative site for the displaced businesses cannot be secured as part of the Neighbourhood Plan, then it will be difficult to guarantee that there would be no loss of commercial activities and jobs.
To retain a variety of hospitality businesses for local and tourist use	<ul style="list-style-type: none"> - Will the site result in the loss of existing tourism activities and jobs from the parish? - Does the site offer the opportunity to create new tourism activities and/or jobs within the parish? 	There will be no loss of tourist jobs or activities as a result of development. The site does not offer the opportunity to create new jobs or tourist activities.
To retain the distinctiveness of the parish's settlements and the gaps between them	- Would development of the site materially result in the erosion of the gap between settlements?	<p style="text-align: center;">No.</p> <p>The site is separate from the existing settlement boundary of Sharpthorne.</p>
Deliverability		The principal deliverability issue relates to the future of the existing businesses, some of which provide local services of value to the community. In addition, there is uncertainty over the ownership of the access road.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS01 - Hangdown Mead
Overall assessment		<p>Limited potential unless (i) it can be demonstrated that the existing businesses can be satisfactorily be relocated and this can be secured through a policy in the Neighbourhood Plan; and (ii) issues regarding ownership of access can be resolved.</p>

The allocation of this site, whilst a brownfield site would mean the opportunity for short and long term local employment for the parish would be lost. This is against policy WHP18 in the Plan which wishes to see the continuation of employment on existing sites. The proposal put forward would require existing businesses to relocate with the one remaining business being moved to a location further into open countryside. With the need to relocate existing businesses before any consideration for residential development there are concerns over the timeframe for deliverability.

WHCS_01 Hangdown Mead will not be allocated in the Neighbourhood Plan.

WHCS_02 Bluebell Woods

Bluebell Woods is an area of woodland adjacent to Gravetye Woods. It is owned by Ibstock brickworks and was the site of the initial brick workings in the late 1800s. During the early 1960s the site was used as a wood yard. Since then there has been no workings on the site and it has reverted to woodland. The landowner's proposal is for 25-30 dwellings over the lifetime of the Neighbourhood Plan with 15-20 dwellings within the first 5 years. The site is outside but attached to the built up area boundary.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS02 - Bluebell Woods
<p>To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people</p>	<ul style="list-style-type: none"> - Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups). - Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 4 or more dwellings)? - Sites should be considered favourably if they are within walking distance of existing services and the route is safe to walk. 	<p>1.56ha of developable land (3.12ha total size). Based on a reasonable density in a rural village, this might deliver up to 30 dwellings. So could provide up to 9 affordable units (either under adopted or emerging Local Plan policy). So has potential to provide for a range of local housing needs.</p> <p>Site is within walking distance of all services, but more than 1km from school. Walk would be up steep hill (Station Road) which could be difficult for aged or infirmed. Access to Costcutter, pub and school would require crossing of busy Top Road.</p>
<p>To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.</p>	<ul style="list-style-type: none"> - Sites within flood zone 3 should be eliminated. - Sites in flood zone 1 should be prioritised over sites in flood zone 2 - From local knowledge has there ever been flooding on the site. 	<p>Flood zone 1</p>
<p>To make the parish an attractive place for businesses providing essential retail and service offerings for the local community</p>	<ul style="list-style-type: none"> - Is any site, by virtue of location and size, capable of providing new retail units? - Will the site result in the loss of existing retail or service units? 	<p>Due to its size, the site could provide for businesses but this would be at the expenses of dwellings (including affordable dwellings). The site will not result in the loss of any existing units.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS02 - Bluebell Woods
To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups	- Does the site create the opportunity to provide new amenity or open spaces, e.g. allotments, a community room, sports centre, etc?	Due to its size, the site could provide for community uses but this would be at the expense of dwelling provision (including affordable dwellings) unless the community use was incorporated as part of the green open space that would be provided as part of the development. This could include a small community garden or children's play facilities.
To improve efficiency in land use through the re-use of previously developed land and existing buildings	- Is site brownfield or greenfield?	Greenfield. Although there were former brickwork activities on part of the site, this ceased over 100 years ago. However, the site is quite scrubby in nature and whilst it has some mature trees on it, it does not represent an attractive greenfield site.
To maintain and enhance the countryside and open spaces of West Hoathly parish	<ul style="list-style-type: none"> - Is the site in open countryside/will it encroach unacceptably on open countryside? - Is the site within the AONB? - Will the site have a detrimental impact on the landscape? - Will the site impact on areas of designations of value to the landscape, e.g. ancient woodland, TPOs? - Will the site impact on any existing footpaths or other rights of way? 	<p>The site is in the AONB.</p> <p>The site is not in open countryside but is not particularly well related to the existing settlement.</p> <p>The site is unlikely to have significant landscape impacts.</p> <p>Northern quarter of site is ancient woodland which would require a buffer from development although promoter states that this area would be left undeveloped anyway.</p> <p>There is a PROW running along the south-eastern edge of the site, but this would be unlikely to be affected by development.</p>
To maintain and enhance the biodiversity of West Hoathly parish	- Will the site impact on areas of environmental sensitivity, e.g. SSSIs, biodiversity action plan areas, local/county wildlife sites, TPOs?	All of site is BAP priority woodland.
To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	- Does the site impact on a Conservation Area and/or listed building(s)?	No
To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	- Proximity of the site to a public transport interchange (bus stop) – walking distance [in excess of 1,000m makes it less likely to be used] and the route is safe to walk	440m to bus stop so very easy walking distance. However, access would be up steep hill (Station Road) which could be difficult for aged or infirmed.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS02 - Bluebell Woods
To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	<ul style="list-style-type: none"> - Does a site, by virtue of its location, cause an unacceptable impact on congestion on the existing highway network? - Can a site create the opportunity to improve traffic flow at junctions? - Can a site create the opportunity to reduce traffic speeds? 	<p>Scale of development would not impact on main road network (Top Road). Access from Station Road westbound in the morning peak (prevailing direction of traffic) would be difficult.</p> <p>There is limited prospect of securing a roundabout on the junction of Top Road and Station Road with this level of development (but this should be confirmed with WSCC Highways), so access would not be improved and there would not be the opportunity to reduce speeds on Top Road.</p>
Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	<ul style="list-style-type: none"> - Will the site result in the loss of existing commercial activities and jobs from the parish? - Does the site offer the opportunity to create new jobs within the parish? 	<p>There will be no loss of jobs as a result of development. The site does not offer the opportunity to create new jobs.</p>
To retain a variety of hospitality businesses for local and tourist use	<ul style="list-style-type: none"> - Will the site result in the loss of existing tourism activities and jobs from the parish? - Does the site offer the opportunity to create new tourism activities and/or jobs within the parish? 	<p>There will be no loss of tourist jobs or activities as a result of development. The site does not offer the opportunity to create new jobs or tourist activities.</p>
To retain the distinctiveness of the parish's settlements and the gaps between them	<ul style="list-style-type: none"> - Would development of the site materially result in the erosion of the gap between settlements? 	<p>No. But the site does extend the settlement boundary of Sharpthorne quite considerably.</p>
Deliverability		<p>The major issue for deliverability is the presence of the electricity pylon, which would either need to be moved or placed underground. Either way, this is very expensive and could impact on the deliverability of the development. There is also the possibility of contamination under the site which would require remediation which is likely to add to the costs.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS02 - Bluebell Woods
Overall assessment		<p style="text-align: center;">Reasonable potential, subject to concerns over viability being satisfactorily addressed without the need to reduce levels of affordable housing on the site (in order to reduce costs). BAP priority woodland status is an issue that would be difficult to mitigate - this would need further assessment to understand the value of this woodland to biodiversity.</p>

WHCS_02 Bluebell Woods will be allocated in the Neighbourhood Plan with a maximum dwelling number of 15, the first phase of the proposed development so that it retains the character of this edge of countryside location.

WHCS_03 Bluebell Railway Station Goods Yard

Bluebell Railway Station Goods Yard is currently used as a storage depot for the Bluebell Railway. The landowner's proposal is for 10 dwellings over the lifetime of the Neighbourhood Plan with all 10 within the first 5 years. The Bluebell Railway has current planning permission for 5 dwellings on the site of the original station (3 flats) and land opposite the Goods Yard (2 cottages). The site is outside but attached to the built up area boundary.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS03 - West Hoathly Station Goods Yard
To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people	<ul style="list-style-type: none"> - Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups). - Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 4 or more dwellings)? - Sites should be considered favourably if they are within walking distance of existing services and the route is safe to walk. 	<p>0.5ha of developable land (0.7ha total size). Based on a reasonable density in a rural village, this might deliver 10 dwellings. So could provide 3 affordable units (either under adopted or emerging Local Plan policy). So limited potential to provide for a range of local housing needs.</p> <p>Site is within walking distance of all services, but more than 1km from school. Walk would be up steep hill (Station Road) which could be difficult for aged or infirmed. Access to Costcutter, pub and school would require crossing of busy Top Road.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS03 - West Hoathly Station Goods Yard
To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.	<ul style="list-style-type: none"> - Sites within flood zone 3 should be eliminated. - Sites in flood zone 1 should be prioritised over sites in flood zone 2 - From local knowledge has there ever been flooding on the site. 	Flood zone 1
To make the parish an attractive place for businesses providing essential retail and service offerings for the local community	<ul style="list-style-type: none"> - Is any site, by virtue of location and size, capable of providing new retail units? - Will the site result in the loss of existing retail or service units? 	Site not large enough to provide anything apart from dwellings. The site will not result in the loss of any existing units.
To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups	<ul style="list-style-type: none"> - Does the site create the opportunity to provide new amenity or open spaces, e.g. allotments, a community room, sports centre, etc? 	Site not large enough to provide anything apart from dwellings.
To improve efficiency in land use through the re-use of previously developed land and existing buildings	<ul style="list-style-type: none"> - Is site brownfield or greenfield? 	Brownfield
To maintain and enhance the countryside and open spaces of West Hoathly parish	<ul style="list-style-type: none"> - Is the site in open countryside/will it encroach unacceptably on open countryside? - Is the site within the AONB? - Will the site have a detrimental impact on the landscape? - Will the site impact on areas of designations of value to the landscape, e.g. ancient woodland, TPOs? - Will the site impact on any existing footpaths or other rights of way? 	<p>The site is in the AONB.</p> <p>The southern part of the site is not in open countryside and is well surrounded by the railway. The northern part of the site is open and distinct in character and development at this location could have wider landscape impact.</p> <p>Northern part of site is ancient woodland which would require buffer from development.</p> <p>The site does not impact on any PROW. It is near a public bridleway to West Hoathly and footpaths to Gravetye Woods and Blackland Farm, so provides good access into the countryside.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS03 - West Hoathly Station Goods Yard
To maintain and enhance the biodiversity of West Hoathly parish	- Will the site impact on areas of environmental sensitivity, e.g. SSSIs, biodiversity action plan areas, local/county wildlife sites, TPOs?	Majority of site is BAP priority woodland
To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	- Does the site impact on a Conservation Area and/or listed building(s)?	No
To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	- Proximity of the site to a public transport interchange (bus stop) – walking distance [in excess of 1,000m makes it less likely to be used] and the route is safe to walk	560m to bus stop, so easy walking distance. However, access would be up steep hill (Station Road) which could be difficult for aged or infirmed.
To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	<ul style="list-style-type: none"> - Does a site, by virtue of its location, cause an unacceptable impact on congestion on the existing highway network? - Can a site create the opportunity to improve traffic flow at junctions? - Can a site create the opportunity to reduce traffic speeds? 	<p>Scale of development would not impact on main road network (Top Road). Access from Station Road westbound in the morning peak (prevailing direction of traffic) would be difficult.</p> <p>There is no prospect of securing a roundabout on the junction of Top Road and Station Road with this level of development, so access would not be improved and there would not be the opportunity to reduce speeds on Top Road.</p>
Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	<ul style="list-style-type: none"> - Will the site result in the loss of existing commercial activities and jobs from the parish? - Does the site offer the opportunity to create new jobs within the parish? 	There will be no loss of jobs as a result of development. The potential to bring the rail halt back into active use could possibly create jobs although there are no definitive plans to do this.
To retain a variety of hospitality businesses for local and tourist use	<ul style="list-style-type: none"> - Will the site result in the loss of existing tourism activities and jobs from the parish? - Does the site offer the opportunity to create new tourism activities and/or jobs within the parish? 	There will be no loss of jobs as a result of development. The potential to bring the rail halt back into active use could possibly create tourism jobs and bring more tourists into the area although there are no definitive plans to do this.
To retain the distinctiveness of the parish's settlements and the gaps between them	- Would development of the site materially result in the erosion of the gap between settlements?	<p style="text-align: center;">No.</p> <p style="text-align: center;">But the site does extend the settlement boundary of Sharpthorne quite considerably.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS03 - West Hoathly Station Goods Yard
Deliverability		<p>The shape of the site would make development difficult and could potentially be quite constraining for access. It also would serve to extend the village northwards. The current planning permission for residential development on the southern part of the site has not been implemented which potentially casts doubt over the deliverability of that scheme (although the landowner's submission does state the intention to proceed). The landowner's submission to the NP also suggests that development coming forward would be dependent upon the relocation of operational activities to other sites on the railway. This suggests that there is uncertainty over the deliverability of residential development across the whole site.</p>
Overall assessment		<p>Limited potential. If more detailed landscape assessment could show no impacts and deliverability of scheme could be confirmed by owners, then it may have some potential. But ability to address wider needs is limited. BAP priority woodland status is an issue that would be difficult to mitigate - this would need further assessment to understand the value of this woodland to biodiversity.</p>

The availability of the land during the timeframe of the Neighbourhood Plan is uncertain. The assessment also identified this site as being of limited potential.

WHCS_03 West Hoathly Station Goods Yard will not be allocated in the Neighbourhood Plan

WHCS_04 Webbs Mead & Bakers Pit

Webbs Mead is currently agricultural land and Bakers Pit is used for a mobile phone mast (was originally a police radio mast) and has some horse grazing. The landowner's proposal is for 30-40 dwellings over the lifetime of the Neighbourhood Plan with all of them proposed within the first 5 years. The Bakers Pit area is not suitable for housing but is included in the proposal as an area that could be used for local amenities and for access through to Webbs Mead. The site is outside but attached to the built up area boundary by Bakers Pit.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS04 - Webbs Mead
<p>To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people</p>	<ul style="list-style-type: none"> - Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups). - Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 4 or more dwellings)? - Sites should be considered favourably if they are within walking distance of existing services and the route is safe to walk. 	<p>2.5ha of developable land (3.2ha total size). Based on a reasonable density in line with this part of the village, this might deliver up to 75 dwellings. So could provide up to 23 affordable units (either under adopted or emerging Local Plan policy). So has excellent potential to provide for the full range of local housing needs.</p> <p>Site is well within walking distance of the school and a bus stop, but is outside of reasonable walking distance for the Costcutter (1.5km) and is some distance from the nearest pub. Walk back from Costcutter would be up steep hill which could be difficult for aged or infirmed. Access to Costcutter would require crossing of busy Top Road twice (where pavement ends). Access to pub and school would not require crossing of busy Top Road.</p>
<p>To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.</p>	<ul style="list-style-type: none"> - Sites within flood zone 3 should be eliminated. - Sites in flood zone 1 should be prioritised over sites in flood zone 2 - From local knowledge has there ever been flooding on the site. 	<p style="text-align: center;">Flood zone 1</p>
<p>To make the parish an attractive place for businesses providing essential retail and service offerings for the local community</p>	<ul style="list-style-type: none"> - Is any site, by virtue of location and size, capable of providing new retail units? - Will the site result in the loss of existing retail or service units? 	<p>Site is large enough to provide a small shop on-site, which would provide a service currently lacking in this part of West Hoathly. The site will not result in the loss of any existing units.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS04 - Webbs Mead
To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups	- Does the site create the opportunity to provide new amenity or open spaces, e.g. allotments, a community room, sports centre, etc?	Site is large enough to provide for a wide range of community needs.
To improve efficiency in land use through the re-use of previously developed land and existing buildings	- Is site brownfield or greenfield?	Greenfield
To maintain and enhance the countryside and open spaces of West Hoathly parish	<ul style="list-style-type: none"> - Is the site in open countryside/will it encroach unacceptably on open countryside? - Is the site within the AONB? - Will the site have a detrimental impact on the landscape? - Will the site impact on areas of designations of value to the landscape, e.g. ancient woodland, TPOs? - Will the site impact on any existing footpaths or other rights of way? 	<p>The site is in the AONB.</p> <p>The site would encroach significantly onto open countryside, particularly the western half of the site. Excluding this western half would serve to reduce the impact but this would serve to reduce the number of dwellings and the associated benefits. In fact, if this left just Bakers Pit (with the radio mast/pond) then to date there has been no interest from Housing Associations to put dwellings there.</p> <p>The site will have significant impact on views across the landscape, particularly long range view of the High Weald.</p> <p>The site does not impact on any designations of value to the landscape. There are no PROWs that would be impacted by development.</p>
To maintain and enhance the biodiversity of West Hoathly parish	- Will the site impact on areas of environmental sensitivity, e.g. SSSIs, biodiversity action plan areas, local/county wildlife sites, TPOs?	No
To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	- Does the site impact on a Conservation Area and/or listed building(s)?	Site is adjacent to Duckyls Holt, Grade II listed building and could impact on its amenity. However, this could likely be addressed satisfactorily.
To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	- Proximity of the site to a public transport interchange (bus stop) – walking distance [in excess of 1,000m makes it less likely to be used] and the route is safe to walk	380m to bus stop so very easy walking distance.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS04 - Webbs Mead
To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	<ul style="list-style-type: none"> - Does a site, by virtue of its location, cause an unacceptable impact on congestion on the existing highway network? - Can a site create the opportunity to improve traffic flow at junctions? - Can a site create the opportunity to reduce traffic speeds? 	<p>Scale of development at upper end could impact on main road network (Selsfield Road). Access through Broadfield onto Selsfield Road could cause congestion. Highest levels of growth could potentially create the opportunity for a roundabout to be provided at the junction of Broadfield and Selsfield Road, but this would need to be confirmed by WSCC Highways Department. If so, this could serve to reduce traffic speeds.</p>
Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	<ul style="list-style-type: none"> - Will the site result in the loss of existing commercial activities and jobs from the parish? - Does the site offer the opportunity to create new jobs within the parish? 	<p>There will be no loss of jobs as a result of development. The site does offer the opportunity to create new jobs if a new retail facility was provided.</p>
To retain a variety of hospitality businesses for local and tourist use	<ul style="list-style-type: none"> - Will the site result in the loss of existing tourism activities and jobs from the parish? - Does the site offer the opportunity to create new tourism activities and/or jobs within the parish? 	<p>There will be no loss of tourist jobs or activities as a result of development. The site does not offer the opportunity to create new jobs or tourist activities.</p>
To retain the distinctiveness of the parish's settlements and the gaps between them	<ul style="list-style-type: none"> - Would development of the site materially result in the erosion of the gap between settlements? 	<p>No</p>
Deliverability		<p>The most fundamental deliverability issue is access. This would require the purchase of part (the conservatory/side extension) or possibly all of a property adjacent to the current narrow access point and there is no demonstration by the promoter that the property owner is willing for this to happen. Power cables running through the site, coupled with the presence of the telecoms mast, would impact on the deliverability of a quality scheme.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS04 - Webbs Mead
Overall assessment		<p>Limited potential. The issues relating to access and the impact on views are fundamental. Whilst the access issue could be solved (but it would need to be demonstrated now that the property required to create the access could be bought), the landscape issue is unlikely to be capable of mitigation.</p>

Whilst recognising that, on the basis of distribution of housing throughout the parish WHCS_04 Webbs Mead would be an option, the issues of access and the impact on the landscape are of major concern.

WHCS_04 Webbs Mead and Bakers Pit will not be allocated in the Neighbourhood Plan.

WHCS_05 Land North of Top Road

Land North of Top Road is currently agricultural land. The landowner's proposal is for 23-30 dwellings over the lifetime of the Neighbourhood Plan with all of them proposed within the first 5 years. The site is outside but attached to the built up area boundary.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS05 - Land north of Top Road
To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people	<ul style="list-style-type: none"> - Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups). - Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 4 or more dwellings)? - Sites should be considered favourably if they are within walking distance of existing services and the route is safe to walk. 	<p>1.2ha of developable land (1.2ha total size). Based on a reasonable density in a rural village, this might deliver 24 dwellings. So could provide 7 affordable units (either under adopted or emerging Local Plan policy). So has good potential to provide for a range of local housing needs.</p> <p>Site is within short walking distance of all services, but more than 1km from school. Walk would be reasonably flat so no problems for aged or infirmed. Access to Costcutter, pub and school would require crossing of busy Top Road. In the case of the pub and school, it would have to be crossed three times.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS05 - Land north of Top Road
To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.	<ul style="list-style-type: none"> - Sites within flood zone 3 should be eliminated. - Sites in flood zone 1 should be prioritised over sites in flood zone 2 - From local knowledge has there ever been flooding on the site. 	Flood zone 1
To make the parish an attractive place for businesses providing essential retail and service offerings for the local community	<ul style="list-style-type: none"> - Is any site, by virtue of location and size, capable of providing new retail units? - Will the site result in the loss of existing retail or service units? 	Site not large enough to provide anything apart from dwellings. The site will not result in the loss of any existing units.
To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups	<ul style="list-style-type: none"> - Does the site create the opportunity to provide new amenity or open spaces, e.g. allotments, a community room, sports centre, etc? 	Due to its size, the site could provide for community uses but this would be at the expenses of dwellings (including affordable dwellings) unless the community use was incorporated as part of the green open space that would be provided as part of the development. This could include a small community garden or children's play facilities.
To improve efficiency in land use through the re-use of previously developed land and existing buildings	<ul style="list-style-type: none"> - Is site brownfield or greenfield? 	Greenfield
To maintain and enhance the countryside and open spaces of West Hoathly parish	<ul style="list-style-type: none"> - Is the site in open countryside/will it encroach unacceptably on open countryside? - Is the site within the AONB? - Will the site have a detrimental impact on the landscape? - Will the site impact on areas of designations of value to the landscape, e.g. ancient woodland, TPOs? - Will the site impact on any existing footpaths or other rights of way? 	<p>The site is in the AONB.</p> <p>The site has limited impact on the open countryside, having ancient woodland to the north and east of the site.</p> <p>The site is adjacent to ancient woodland so there would need to be a buffer provided in order to ensure it would not impact upon it.</p> <p>There are no designations of value to the landscape.</p> <p>There are no PROWs that would be impacted by development.</p>
To maintain and enhance the biodiversity of West Hoathly parish	<ul style="list-style-type: none"> - Will the site impact on areas of environmental sensitivity, e.g. SSSIs, biodiversity action plan areas, local/county wildlife sites, TPOs? 	No

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS05 - Land north of Top Road
To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	- Does the site impact on a Conservation Area and/or listed building(s)?	No
To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	- Proximity of the site to a public transport interchange (bus stop) – walking distance [in excess of 1,000m makes it less likely to be used] and the route is safe to walk	240m to bus stop so very easy walking distance.
To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	<ul style="list-style-type: none"> - Does a site, by virtue of its location, cause an unacceptable impact on congestion on the existing highway network? - Can a site create the opportunity to improve traffic flow at junctions? - Can a site create the opportunity to reduce traffic speeds? 	<p>Scale of development would not impact on main road network (Top Road). Access along Top Road westbound in the morning peak (prevailing direction of traffic) would be difficult.</p> <p>There is no prospect of securing a roundabout on the junction of Top Road and Station Road with this level of development, so access would not be improved and there would not be the opportunity to reduce speeds on Top Road.</p>
Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	<ul style="list-style-type: none"> - Will the site result in the loss of existing commercial activities and jobs from the parish? - Does the site offer the opportunity to create new jobs within the parish? 	<p>There will be no loss of jobs as a result of development.</p> <p>The site does not offer the opportunity to create new jobs.</p>
To retain a variety of hospitality businesses for local and tourist use	<ul style="list-style-type: none"> - Will the site result in the loss of existing tourism activities and jobs from the parish? - Does the site offer the opportunity to create new tourism activities and/or jobs within the parish? 	<p>There will be no loss of tourist jobs or activities as a result of development.</p> <p>The site does not offer the opportunity to create new jobs or tourist activities.</p>
To retain the distinctiveness of the parish's settlements and the gaps between them	- Would development of the site materially result in the erosion of the gap between settlements?	<p>No.</p> <p>But the site does extend the settlement boundary of Sharpthorne quite considerably.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS05 - Land north of Top Road
Deliverability		There are no particular issues for deliverability.
Overall assessment		Very good potential.

WHCS_05 Land North of Top Road will be allocated in the Neighbourhood Plan with a maximum dwelling number of 24.

WHCS_06 Land adjacent Cookhams

Land adjacent to Cookhams is currently unused greenfield land. The landowner's proposal is for 25 dwellings over the lifetime of the Neighbourhood Plan with all of them proposed within the first 5 years. The site is outside but attached to the built up area boundary.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS06 - Land adjacent to Cookhams
<p>To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people</p>	<ul style="list-style-type: none"> - Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups). - Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 4 or more dwellings)? - Sites should be considered favourably if they are within walking distance of existing services and the route is safe to walk. 	<p>0.8ha of developable land (1.4ha total size). Based on a reasonable density in a rural village, this might deliver 16 dwellings. So could provide 5 affordable units (either under adopted or emerging Local Plan policy). So has some potential to provide for a range of local housing needs. If the whole 1.4ha of the site was used then this would be able to address a wider range of needs.</p> <p>Site is within short walking distance of all services, but more than 1km from school. Walk would be reasonably flat so no problems for aged or infirmed. Access to Costcutter would not require crossing of any busy roads. But access to pub and school would require crossing of busy Top Road twice (where pavement ends).</p>
<p>To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.</p>	<ul style="list-style-type: none"> - Sites within flood zone 3 should be eliminated. - Sites in flood zone 1 should be prioritised over sites in flood zone 2 - From local knowledge has there ever been flooding on the site. 	<p style="text-align: center;">Flood zone 1</p>
<p>To make the parish an attractive place for businesses providing essential retail and service offerings for the local community</p>	<ul style="list-style-type: none"> - Is any site, by virtue of location and size, capable of providing new retail units? - Will the site result in the loss of existing retail or service units? 	<p style="text-align: center;">Site not large enough to provide anything apart from dwellings. The site will not result in the loss of any existing units.</p>
<p>To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups</p>	<ul style="list-style-type: none"> - Does the site create the opportunity to provide new amenity or open spaces, e.g. allotments, a community room, sports centre, etc? 	<p style="text-align: center;">Site not large enough to provide anything apart from dwellings.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS06 - Land adjacent to Cookhams
To improve efficiency in land use through the re-use of previously developed land and existing buildings	- Is site brownfield or greenfield?	Greenfield. The site is slightly scrubby and does not provide community access, so does not represent a particularly attractive greenfield site.
To maintain and enhance the countryside and open spaces of West Hoathly parish	<ul style="list-style-type: none"> - Is the site in open countryside/will it encroach unacceptably on open countryside? - Is the site within the AONB? - Will the site have a detrimental impact on the landscape? - Will the site impact on areas of designations of value to the landscape, e.g. ancient woodland, TPOs? - Will the site impact on any existing footpaths or other rights of way? 	<p>The site is in the AONB.</p> <p>The northern part of the site is not in open countryside and would not intrude significantly on the landscape, provided that there is appropriate landscaping work done on the southern boundary. Any increase in the area of the site that is developed would have significant landscape impacts.</p> <p>There are no designations of value to the landscape.</p> <p>There are no PROWs that would be impacted by development.</p>
To maintain and enhance the biodiversity of West Hoathly parish	- Will the site impact on areas of environmental sensitivity, e.g. SSSIs, biodiversity action plan areas, local/county wildlife sites, TPOs?	Most of the site is BAP priority woodland.
To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	- Does the site impact on a Conservation Area and/or listed building(s)?	No
To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	- Proximity of the site to a public transport interchange (bus stop) – walking distance [in excess of 1,000m makes it less likely to be used] and the route is safe to walk	110m to bus stop so very easy walking distance.
To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	<ul style="list-style-type: none"> - Does a site, by virtue of its location, cause an unacceptable impact on congestion on the existing highway network? - Can a site create the opportunity to improve traffic flow at junctions? - Can a site create the opportunity to reduce traffic speeds? 	<p>Scale of development would not impact on main road network (Top Road). Access from site westbound in the morning peak (prevailing direction of traffic) would be easy.</p> <p>There is no prospect of securing a roundabout on the junction of any access point, so access would not be improved and there would not be the opportunity to reduce speeds on Top Road.</p> <p>Possible issue relating to location of access and safety with vehicles travelling westbound on Top Road due to bend and brow of hill.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS06 - Land adjacent to Cookhams
Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	<ul style="list-style-type: none"> - Will the site result in the loss of existing commercial activities and jobs from the parish? - Does the site offer the opportunity to create new jobs within the parish? 	<p style="text-align: center;">There will be no loss of jobs as a result of development. The site does not offer the opportunity to create new jobs.</p>
To retain a variety of hospitality businesses for local and tourist use	<ul style="list-style-type: none"> - Will the site result in the loss of existing tourism activities and jobs from the parish? - Does the site offer the opportunity to create new tourism activities and/or jobs within the parish? 	<p style="text-align: center;">There will be no loss of tourist jobs or activities as a result of development. The site does not offer the opportunity to create new jobs or tourist activities.</p>
To retain the distinctiveness of the parish's settlements and the gaps between them	<ul style="list-style-type: none"> - Would development of the site materially result in the erosion of the gap between settlements? 	<p style="text-align: center;">No</p>
Deliverability		<p style="text-align: center;">There are no particular issues for deliverability.</p>
Overall assessment		<p style="text-align: center;">Good potential, subject to confirmation of satisfactory access by WSCC Highways Department. BAP priority woodland status is an issue that would be difficult to mitigate - this would need further assessment to understand the value of this woodland to biodiversity.</p>

WHCS_06 Land adjacent to Cookhams will be allocated in the Neighbourhood Plan with a maximum dwelling number of 16.

WHCS_07 Workhouse Platt

Workhouse Platt is currently agricultural land. The landowner's proposal is for 3-4 dwellings over the lifetime of the Neighbourhood Plan with all of them proposed within the first 5 years.

WHCS_10 Land adjacent Langridge Farmhouse

Land adjacent to Langridge Farm is currently agricultural land. The landowner's proposal is for 1-3 dwellings over the lifetime of the Neighbourhood Plan with none proposed within the first 5 years.

WHCS_07 and WHCS_10 were assessed together as they border each other. The sites are not connected to the built up area boundary and lie alongside the Conservation Area Boundary.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS07 - Work House Platt and WHCS10 - Land adjacent Langridge Farmhouse
<p>To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people</p>	<ul style="list-style-type: none"> - Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups). - Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 4 or more dwellings)? - Sites should be considered favourably if they are within walking distance of existing services and the route is safe to walk. 	<p>0.75ha of developable land (5.6ha total size). Based on a reasonable density in a location separate from a rural village, this might deliver 10 dwellings. So could provide 3 affordable units (either under adopted or emerging Local Plan policy). So has little potential to provide for the full range of local housing needs. Sites are within walking distance of the school and the nearest pub, but is outside of reasonable walking distance for the nearest bus stop (1.2km) and the Costcutter (1.5km). Walk back from Costcutter would be up steep hill (Top Road) which could be difficult for aged or infirmed. Access to Costcutter, pub and school would not require crossing of busy Top Road.</p>
<p>To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.</p>	<ul style="list-style-type: none"> - Sites within flood zone 3 should be eliminated. - Sites in flood zone 1 should be prioritised over sites in flood zone 2 - From local knowledge has there ever been flooding on the site. 	<p>Flood zone 1</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS07 - Work House Platt and WHCS10 - Land adjacent Langridge Farmhouse
To make the parish an attractive place for businesses providing essential retail and service offerings for the local community	<ul style="list-style-type: none"> - Is any site, by virtue of location and size, capable of providing new retail units? - Will the site result in the loss of existing retail or service units? 	Sites not large enough to provide anything apart from dwellings. The site will not result in the loss of any existing units.
To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups	<ul style="list-style-type: none"> - Does the site create the opportunity to provide new amenity or open spaces, e.g. allotments, a community room, sports centre, etc? 	Sites not large enough to provide anything apart from dwellings.
To improve efficiency in land use through the re-use of previously developed land and existing buildings	<ul style="list-style-type: none"> - Is site brownfield or greenfield? 	Greenfield
To maintain and enhance the countryside and open spaces of West Hoathly parish	<ul style="list-style-type: none"> - Is the site in open countryside/will it encroach unacceptably on open countryside? - Is the site within the AONB? - Will the site have a detrimental impact on the landscape? - Will the site impact on areas of designations of value to the landscape, e.g. ancient woodland, TPOs? - Will the site impact on any existing footpaths or other rights of way? 	<p>The sites are in the AONB.</p> <p>The sites do not particularly encroach on open countryside as they are reasonably well screened.</p> <p>The sites would have a significant impact on the landscape, particularly WHCS10.</p> <p>WHCS07 is adjacent to ancient woodland so there would need to be a buffer provided in order to ensure it would not impact upon it. This would serve to significantly reduce the developable area.</p> <p>There are no PROWs that would be impacted by development.</p>
To maintain and enhance the biodiversity of West Hoathly parish	<ul style="list-style-type: none"> - Will the site impact on areas of environmental sensitivity, e.g. SSSIs, biodiversity action plan areas, local/county wildlife sites, TPOs? 	No
To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	<ul style="list-style-type: none"> - Does the site impact on a Conservation Area and/or listed building(s)? 	Sites lie adjacent to the conservation area, and would have a negative impact upon it due to the existing rural character of the area.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS07 - Work House Platt and WHCS10 - Land adjacent Langridge Farmhouse
To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	- Proximity of the site to a public transport interchange (bus stop) – walking distance [in excess of 1,000m makes it less likely to be used] and the route is safe to walk	1,170m to bus stop so outside of reasonable walking distance.
To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	- Does a site, by virtue of its location, cause an unacceptable impact on congestion on the existing highway network? - Can a site create the opportunity to improve traffic flow at junctions? - Can a site create the opportunity to reduce traffic speeds?	Scale of development would provide no opportunity to address wider traffic needs but development would not detrimentally impact on traffic flows either.
Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	- Will the site result in the loss of existing commercial activities and jobs from the parish? - Does the site offer the opportunity to create new jobs within the parish?	There will be no loss of jobs as a result of development. The sites do not offer the opportunity to create new jobs.
To retain a variety of hospitality businesses for local and tourist use	- Will the site result in the loss of existing tourism activities and jobs from the parish? - Does the site offer the opportunity to create new tourism activities and/or jobs within the parish?	There will be no loss of tourist jobs or activities as a result of development. The sites do not offer the opportunity to create new jobs or tourist activities.
To retain the distinctiveness of the parish's settlements and the gaps between them	- Would development of the site materially result in the erosion of the gap between settlements?	No. The sites are separate from the existing settlement boundary of West Hoathly.
Deliverability		Access could potentially be a problem as it would most likely have to be via the track off Hook Lane which is very narrow. The cost of upgrading this, coupled with the cost of providing an appropriate buffer to the ancient woodland, could render any development unviable.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS07 - Work House Platt and WHCS10 - Land adjacent Langridge Farmhouse
Overall assessment		Very low potential.

The assessment for both these sites shows them of low potential and highlights concerns with deliverability.

WHCS_07 Work House Platt and WHCS_10 Land adjacent to Langridge Farmhouse will not be allocated in the Neighbourhood Plan.

WHCS_11 Land adjacent to 9 Bayhams Field

Land adjacent to 9 Bayhams Field is currently wooded garden. The landowner's proposal is for 8-10 dwellings over the lifetime of the Neighbourhood Plan with all of them proposed within the first 5 years. The site is outside but attached to the built up area boundary.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS11 - Land adjacent 9 Bayhams Field
To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people	<ul style="list-style-type: none"> - Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups). - Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 4 or more dwellings)? - Sites should be considered favourably if they are within walking distance of existing services and the route is safe to walk. 	<p>0.25ha of developable land (0.25ha total size). Based on a reasonable density in a rural village, this might deliver 5 dwellings. So could provide 2 affordable units - however, under existing Local Plan policy this would be as a commuted sum so may not be provided within the area. Therefore very limited potential to provide for any local housing needs.</p> <p>Site is within walking distance of all services and the school. Walk would be up steep slope from Bayhams Field which could be difficult for aged or infirmed. Access to Costcutter, pub and school would require crossing of busy Top Road.</p>
To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.	<ul style="list-style-type: none"> - Sites within flood zone 3 should be eliminated. - Sites in flood zone 1 should be prioritised over sites in flood zone 2 - From local knowledge has there ever been flooding on the site. 	Flood zone 1
To make the parish an attractive place for businesses providing essential retail and service offerings for the local community	<ul style="list-style-type: none"> - Is any site, by virtue of location and size, capable of providing new retail units? - Will the site result in the loss of existing retail or service units? 	Sites not large enough to provide anything apart from dwellings. The site will not result in the loss of any existing units.
To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups	<ul style="list-style-type: none"> - Does the site create the opportunity to provide new amenity or open spaces, e.g. allotments, a community room, sports centre, etc? 	Sites not large enough to provide anything apart from dwellings.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS11 - Land adjacent 9 Bayhams Field
To improve efficiency in land use through the re-use of previously developed land and existing buildings	- Is site brownfield or greenfield?	Greenfield
To maintain and enhance the countryside and open spaces of West Hoathly parish	<ul style="list-style-type: none"> - Is the site in open countryside/will it encroach unacceptably on open countryside? - Is the site within the AONB? - Will the site have a detrimental impact on the landscape? - Will the site impact on areas of designations of value to the landscape, e.g. ancient woodland, TPOs? - Will the site impact on any existing footpaths or other rights of way? 	<p style="text-align: center;">The site is in the AONB. The site does not encroach on open countryside. The site could have a significant impact on the landscape, with views into the site from some distance away being possible. There are no designations of value to the landscape. There are no PROWs that would be impacted by development.</p>
To maintain and enhance the biodiversity of West Hoathly parish	- Will the site impact on areas of environmental sensitivity, e.g. SSSIs, biodiversity action plan areas, local/county wildlife sites, TPOs?	All of site is BAP priority woodland.
To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	- Does the site impact on a Conservation Area and/or listed building(s)?	No
To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	- Proximity of the site to a public transport interchange (bus stop) – walking distance [in excess of 1,000m makes it less likely to be used] and the route is safe to walk	50m to bus stop so very easy walking distance although for westbound travel, crossing of Top Road could be difficult.
To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	<ul style="list-style-type: none"> - Does a site, by virtue of its location, cause an unacceptable impact on congestion on the existing highway network? - Can a site create the opportunity to improve traffic flow at junctions? - Can a site create the opportunity to reduce traffic speeds? 	Scale of development would provide no opportunity to address wider traffic needs but development would not detrimentally impact on traffic flows either.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS11 - Land adjacent 9 Bayhams Field
Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	<ul style="list-style-type: none"> - Will the site result in the loss of existing commercial activities and jobs from the parish? - Does the site offer the opportunity to create new jobs within the parish? 	<p style="text-align: center;">There will be no loss of jobs as a result of development. The site does not offer the opportunity to create new jobs.</p>
To retain a variety of hospitality businesses for local and tourist use	<ul style="list-style-type: none"> - Will the site result in the loss of existing tourism activities and jobs from the parish? - Does the site offer the opportunity to create new tourism activities and/or jobs within the parish? 	<p style="text-align: center;">There will be no loss of tourist jobs or activities as a result of development. The site does not offer the opportunity to create new jobs or tourist activities.</p>
To retain the distinctiveness of the parish's settlements and the gaps between them	<ul style="list-style-type: none"> - Would development of the site materially result in the erosion of the gap between settlements? 	<p style="text-align: center;">Very slight erosion of the gap</p>
Deliverability		<p style="text-align: center;">There is a significant difference in ground levels across this site, from Top Road down to Bayhams Field. This would require significant engineering works to accommodate development and would have a major impact on deliverability.</p>
Overall assessment		<p style="text-align: center;">Very low potential. In addition to the deliverability issues, the site would overlook properties in Bayhams Field, negatively impacting on residential amenity. BAP priority woodland status is an issue that would be difficult to mitigate - this would need further assessment to understand the value of this woodland to biodiversity.</p>

The assessment for this site shows it to be of low potential and highlights major concerns with deliverability.

WHCS_11 Top Bayhams Field will not be allocated in the Neighbourhood Plan.

WHCS_12 West Hoathly Garage Site

The West Hoathly Garage Site is an active local business and there are no immediate plans to move the business. The site has previously had planning permission for 14 houses which has now lapsed. The majority of the site is within the built up area boundary.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS12 - West Hoathly Garage
To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people	<ul style="list-style-type: none"> - Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups). - Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 4 or more dwellings)? - Sites should be considered favourably if they are within walking distance of existing services and the route is safe to walk. 	<p>1.2ha of developable land (2ha total size). Based on a reasonable density in a rural village, this might deliver 24 dwellings. So could provide 7 affordable units (either under adopted or emerging Local Plan policy). So has good potential to provide for a range of local housing needs.</p> <p>Site is within short walking distance of all services, apart from the Costcutter, which is 1.2km away. Walk would be reasonably flat so no problems for aged or infirmed. Access to all services would require crossing of busy Top Road and this is at an extremely dangerous point to cross. To access the Costcutter, this would require crossing Top Road three times.</p>
To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.	<ul style="list-style-type: none"> - Sites within flood zone 3 should be eliminated. - Sites in flood zone 1 should be prioritised over sites in flood zone 2 - From local knowledge has there ever been flooding on the site. 	Flood zone 1
To make the parish an attractive place for businesses providing essential retail and service offerings for the local community	<ul style="list-style-type: none"> - Is any site, by virtue of location and size, capable of providing new retail units? - Will the site result in the loss of existing retail or service units? 	<p>Site not large enough to provide anything apart from dwellings. The site will result in the loss of an existing service.</p>
To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups	<ul style="list-style-type: none"> - Does the site create the opportunity to provide new amenity or open spaces, e.g. allotments, a community room, sports centre, etc? 	<p>Due to its size, the site could provide for community uses but this would be at the expenses of dwellings (including affordable dwellings) unless the community use was incorporated as part of the green open space that would be provided as part of the development. This could include a small community garden or children's play facilities.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS12 - West Hoathly Garage
To improve efficiency in land use through the re-use of previously developed land and existing buildings	- Is site brownfield or greenfield?	Brownfield and largely within the existing settlement boundary.
To maintain and enhance the countryside and open spaces of West Hoathly parish	<ul style="list-style-type: none"> - Is the site in open countryside/will it encroach unacceptably on open countryside? - Is the site within the AONB? - Will the site have a detrimental impact on the landscape? - Will the site impact on areas of designations of value to the landscape, e.g. ancient woodland, TPOs? - Will the site impact on any existing footpaths or other rights of way? 	<p style="text-align: center;">The site is in the AONB.</p> <p style="text-align: center;">The site does not encroach on open countryside as it is reasonably well screened.</p> <p style="text-align: center;">The site would not have a significant impact on the landscape.</p> <p style="text-align: center;">There are no designations of value to the landscape.</p> <p style="text-align: center;">There are no PROWs that would be impacted by development.</p>
To maintain and enhance the biodiversity of West Hoathly parish	- Will the site impact on areas of environmental sensitivity, e.g. SSSIs, biodiversity action plan areas, local/county wildlife sites, TPOs?	No
To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	- Does the site impact on a Conservation Area and/or listed building(s)?	No
To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	- Proximity of the site to a public transport interchange (bus stop) – walking distance [in excess of 1,000m makes it less likely to be used] and the route is safe to walk	40m to bus stop so very easy walking distance but walk would be on roadside constrained by wall of The Chapel and houses. For westbound travel, crossing of Top Road could be very difficult because it is a dangerous point to cross.
To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	<ul style="list-style-type: none"> - Does a site, by virtue of its location, cause an unacceptable impact on congestion on the existing highway network? - Can a site create the opportunity to improve traffic flow at junctions? - Can a site create the opportunity to reduce traffic speeds? 	Scale of development would provide no opportunity to address wider traffic needs but development would not detrimentally impact on traffic flows either.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS12 - West Hoathly Garage
Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	<ul style="list-style-type: none"> - Will the site result in the loss of existing commercial activities and jobs from the parish? - Does the site offer the opportunity to create new jobs within the parish? 	There would be a loss of jobs at the car garage and the closure of the garage would represent the loss of an important service to the community.
To retain a variety of hospitality businesses for local and tourist use	<ul style="list-style-type: none"> - Will the site result in the loss of existing tourism activities and jobs from the parish? - Does the site offer the opportunity to create new tourism activities and/or jobs within the parish? 	There will be no loss of tourist jobs or activities as a result of development. The sites do not offer the opportunity to create new jobs or tourist activities.
To retain the distinctiveness of the parish's settlements and the gaps between them	- Would development of the site materially result in the erosion of the gap between settlements?	No
Deliverability		The site has previously had the benefit of planning permission (now lapsed). There are no deliverability issues.
Overall assessment		Neutral. Being within the settlement boundary, this site could come forward for redevelopment. However, the loss of a local service should not be encouraged by allocating the site in such a way that would encourage the loss of that service.

The overall assessment for WHCS_12 West Hoathly Garage Site is neutral but, as the owner currently has no plans to develop and the opportunity for short and long term local employment would be lost, the site will not be allocated in the Neighbourhood Plan. Since most of the site is within the existing built up area (with a lapsed planning permission on the site), if the owner wished to pursue development at some time in the future, then it could be put forward subject to the normal planning process.

WHCS_12 West Hoathly Garage Site will not be allocated in the Neighbourhood Plan

WHCS_13 Land off Station Road

This land was brought forward several months after the initial call for sites. The landowner's proposal is for 8-10 dwellings over the lifetime of the Neighbourhood Plan with all of them proposed within the first 5 years. The site is outside but attached to the built up area boundary

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS13 - Land off Station Road
To encourage growth that addresses local housing needs, in particular the identified need for homes to address the needs of younger and older people	<ul style="list-style-type: none"> - Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups). - Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 4 or more dwellings)? - Sites should be considered favourably if they are within walking distance of existing services and the route is safe to walk. 	<p>0.51ha of developable land. Based on a reasonable density in a rural village, this might deliver 10 dwellings. So could provide 3 affordable units (either under adopted or emerging Local Plan policy). So limited potential to provide for a range of local housing needs.</p> <p>Site is within walking distance of all services, but more than 1km from school. Walk would be up steep hill (Station Road) which could be difficult for aged or infirmed. Access to Costcutter, pub and school would require crossing of busy Top Road.</p>
To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.	<ul style="list-style-type: none"> - Sites within flood zone 3 should be eliminated. - Sites in flood zone 1 should be prioritised over sites in flood zone 2 - From local knowledge has there ever been flooding on the site. 	Flood zone 1
To make the parish an attractive place for businesses providing essential retail and service offerings for the local community	<ul style="list-style-type: none"> - Is any site, by virtue of location and size, capable of providing new retail units? - Will the site result in the loss of existing retail or service units? 	Site not large enough to provide anything apart from dwellings. The site will not result in the loss of any existing units.
To sustain and enhance the diverse selection of clubs/societies/sports/worship for all age groups	<ul style="list-style-type: none"> - Does the site create the opportunity to provide new amenity or open spaces, e.g. allotments, a community room, sports centre, etc? 	Site not large enough to provide anything apart from dwellings.

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS13 - Land off Station Road
To improve efficiency in land use through the re-use of previously developed land and existing buildings	- Is site brownfield or greenfield?	Greenfield
To maintain and enhance the countryside and open spaces of West Hoathly parish	<ul style="list-style-type: none"> - Is the site in open countryside/will it encroach unacceptably on open countryside? - Is the site within the AONB? - Will the site have a detrimental impact on the landscape? - Will the site impact on areas of designations of value to the landscape, e.g. ancient woodland, TPOs? - Will the site impact on any existing footpaths or other rights of way? 	<p>The site is in the AONB. The northern part of the site is thick woodland which serves to prevent any landscape impact. There are no designations of value to the landscape. The site does not impact on any PROW.</p>
To maintain and enhance the biodiversity of West Hoathly parish	- Will the site impact on areas of environmental sensitivity, e.g. SSSIs, biodiversity action plan areas, local/county wildlife sites, TPOs?	Part of the site is BAP priority woodland.
To conserve and enhance the architectural and landscape heritage of conservation areas and individual historic buildings	- Does the site impact on a Conservation Area and/or listed building(s)?	No
To have an efficient, quick and coordinated public transport service that meets the needs of residents and visitors	- Proximity of the site to a public transport interchange (bus stop) – walking distance [in excess of 1,000m makes it less likely to be used] and the route is safe to walk	Less than 500m to bus stop, so easy walking distance. However, access would be up steep hill (Station Road) which could be difficult for aged or infirmed.
To substantially reduce the impact on residents' lives of the volume, speed and weight of traffic within the parish	<ul style="list-style-type: none"> - Does a site, by virtue of its location, cause an unacceptable impact on congestion on the existing highway network? - Can a site create the opportunity to improve traffic flow at junctions? - Can a site create the opportunity to reduce traffic speeds? 	<p>Scale of development would not impact on main road network (Top Road). Access from Station Road westbound in the morning peak (prevailing direction of traffic) would be difficult. There is no prospect of securing a roundabout on the junction of Top Road and Station Road with this level of development, so access would not be improved and there would not be the opportunity to reduce speeds on Top Road.</p>

NP SA objectives appropriate for site assessments	Assessment criteria	WHCS13 - Land off Station Road
Facilitate employment opportunities in the parish (local businesses, working from home, self-employment)	<ul style="list-style-type: none"> - Will the site result in the loss of existing commercial activities and jobs from the parish? - Does the site offer the opportunity to create new jobs within the parish? 	<p style="text-align: center;">There will be no loss of jobs as a result of development. The site does not offer the opportunity to create new jobs.</p>
To retain a variety of hospitality businesses for local and tourist use	<ul style="list-style-type: none"> - Will the site result in the loss of existing tourism activities and jobs from the parish? - Does the site offer the opportunity to create new tourism activities and/or jobs within the parish? 	<p style="text-align: center;">There will be no loss of tourist jobs or activities as a result of development. The site does not offer the opportunity to create new jobs or tourist activities.</p>
To retain the distinctiveness of the parish's settlements and the gaps between them	<ul style="list-style-type: none"> - Would development of the site materially result in the erosion of the gap between settlements? 	<p style="text-align: center;">No</p>
Deliverability		<p style="text-align: center;">The site has no deliverability issues, although the key issue is the amenity of neighbouring properties which are on two sides. This would likely mean having to place the properties as far away from the existing properties as possible, which would result in the existing woodland being lost to development.</p>
Overall assessment		<p style="text-align: center;">Neutral. The site is deliverable yet provides little in the way of wider benefits.</p>

The overall assessment for WHCS_13 Land off Station Road is neutral but it provides little in the way of wider benefits for it to be considered over other sites.

WHCS_13 Land off Station Road will not be allocated in the Neighbourhood Plan

Appendix A Summary of Plans and Programmes

NAME OF DOCUMENT	BROAD AIMS/RELEVANT POLICIES	REQUIREMENTS OF THE DOCUMENT IN RELATION TO THE NEIGHBOURHOOD PLAN
National Planning Policy Framework, March 2012	This document sets out the Govt's planning policies for England and how these are expected to be applied. It provides a framework for District and Neighbourhood Plans.	The Neighbourhood Plan will need to pay particular regard to this new Planning Framework.
Mid Sussex Local Plan (MSLP), 2004	This document was statutorily adopted in 2004. It defines built up area boundaries and contains some policies that have been retained in the District Plan.	MSLP Policies for West Hoathly have been retained and will need to be taken into account in the Neighbourhood Plan
Mid Sussex District Plan Submission Draft 2013 (subsequently withdrawn)	The draft District Plan has been written in the context of the Localism Act and changes to the planning system. It sets out strategic policies and provides the framework for subsequent planning documents including Neighbourhood Plans.	The Neighbourhood Plan will need to comply with the strategic aims and policies of the District Plan.
High Weald Area of Outstanding Natural Beauty (AONB) Management Plan, 2014-2019	Identifies the important features of the AONB and sets out guidance and objectives on the ways in which these features can be protected, restored and enhanced.	As the parish is located entirely within the AONB, the NP will need to take full account of the aims of AONB designation and the land and countryside management issues in this document.
Mid 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 Neighbourhood Plan
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.

NAME OF DOCUMENT	BROAD AIMS/RELEVANT POLICIES	REQUIREMENTS OF THE DOCUMENT IN RELATION TO THE NEIGHBOURHOOD PLAN
Mid Sussex Landscape Capacity Study, 2007	The study identifies the capacity of the Mid Sussex landscape to accommodate strategic development.	The study has been a key piece of evidence in the formulation of policies concerning the District's landscape
Register of Listed Buildings	Lists and describes the buildings included in the List of Buildings of Special Arch and Historic Interest	The Neighbourhood Plan 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
West Hoathly "Parish Futures" Consultation , 2009	This community led plan contains aims and actions identified by the community	The issues identified in the "Parish Futures" will be used to inform the Neighbourhood Plan.
West Hoathly Housing Needs Study	New study commissioned April 2012	This will be used to inform the Neighbourhood Plan
TMS Traffic & Safety Study, November 2011	Independent Professional Study commissioned	This report will be used to inform the Neighbourhood Plan
Hamilton-Baillie Associates, Traffic in Villages Toolkit, 2011	Commissioned for Dorset AONB	Will be considered for relevance in West Hoathly
Census Data 2001		Informs the basic characteristics of West Hoathly
West Hoathly Parish Profile	Prepared by Action in Rural Sussex, March 2011	Informs the basic characteristics of West Hoathly
Acorn Neighbourhood Profile	Office of National Statistics	Informs the basic characteristics of West Hoathly
Historic Environment Record	Informs the basic characteristics of West Hoathly	Informs the basic characteristics of West Hoathly
Re-appraisal of the West Hoathly Conservation Area 2008	Mid Sussex District Council	Informs the basic characteristics of West Hoathly