

A neighbourhood plan For Burgess Hill

Burgess Hill
Neighbourhood Plan
2015-2035

**SUBMISSION
SUSTAINABILITY
APPRAISAL**

January 2015





BURGESS HILL NEIGHBOURHOOD PLAN

Burgess Hill Town Council

SUSTAINABILITY APPRAISAL

Submission

January 2015

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APPENDICES

- A Scoping Report (text only)**
- B List of consultees for the Scoping Report**

1. INTRODUCTION

- 1.1 This report forms the Sustainability Appraisal (SA) of the Pre-Submission Burgess Hill Neighbourhood Plan. A Neighbourhood Plan, once adopted, becomes a formal part of the planning system and will be a Local Development Plan document. The Burgess Hill Neighbourhood Plan is an important planning tool for shaping the development and growth of the town and will sit alongside the Mid Sussex Local Plan 2004.

What is a Sustainability Appraisal?

- 1.2 A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of a plan such as the Neighbourhood Plan. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.
- 1.3 A Sustainability Appraisal (SA) is conducted in conformity with the SEA Directive. However, while an SEA is concerned with *environmental* effects, the sustainability appraisal is an iterative process that considers the *environmental, social and economic* consequences of a plan and its policies, and seeks to identify ways of achieving a proper balance between these three considerations.

For simplification, this report is referred to as the Sustainability Appraisal throughout.

The Sustainability Appraisal Report

- 1.4 The report is structured as follows:

Chapter 2: Background and Context. This provides the background to the SA process

Chapter 3: Appraisal and Methodology. This includes details on the appraisal methodology and the work undertaken so far.

Chapter 4: Scoping Report consultation. This covers the responses made to the Scoping Report.

Chapter 5: Sustainability Framework: This sets out the objectives and indicators which will be used to appraise the various policy options

Chapter 6: Appraisal of the Plan and Policy Options. This includes the testing of all policy options against the sustainability framework and providing mitigation measures where needed.

Chapter 7: Next Steps & Conclusion. This identifies proposals for monitoring and outlines the next steps leading up to the final Neighbourhood Plan and SA.

2. BACKGROUND

Neighbourhood Planning

- 2.1 Neighbourhood planning is a new way for communities to decide the future of the places they live and work. The Government states that neighbourhood planning empowers communities to shape the development and growth of a local area through the production of a neighbourhood development plan, a neighbourhood development order or a community right to build order.
- 2.2 Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local planning authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force.
- 2.3 The National Planning Policy Framework (NPPF) March 2012 sets out the relationship and conformity between the Local Plan and the Neighbourhood Plan. The ambition of the neighbourhood plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.¹

What is Sustainable Development?

- 2.4 Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
- 2.5 The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles:

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

ECONOMIC ROLE – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land and the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure

SOCIAL ROLE – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being

ENVIRONMENTAL ROLE – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Why undertake a Sustainability Appraisal

2.6 Whilst there is no specific legal requirement within the Regulations² for Neighbourhood Plans to undertake their own Sustainability Appraisal (SA), it provides a useful tool to the development and consideration of the policies and overall strategy of the Neighbourhood Plan. It enables the Town Council to give full consideration to sustainability issues affecting the town and provides the means for assessing the options and mitigating against any negative impacts where possible. Undertaking this process can improve the overall sustainability of the Neighbourhood Plan. This document comprises the Sustainability Appraisal Report (incorporating a Strategic Environmental Assessment – SEA). It therefore considers environmental, economic and social impacts.

² Neighbourhood Planning Regulations 2012 <http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

Consultation and Implementation

2.7 An important part of the SA process is consultation with statutory environmental bodies, wider statutory consultees and members of the community. The SA will be subject to the same statutory consultation arrangements as the Neighbourhood Plan. Consultation responses received in relation to the Scoping Report in July 2012 are set out in Chapter 4.

Burgess Hill in Context

2.8 Burgess Hill is within Mid Sussex District, in the County of West Sussex. The District shares its boundaries with Surrey in the north, Brighton and Hove in the south, East Sussex to the east and Crawley and Horsham District to the west and covers an area of almost 130 square miles. Burgess Hill is one of the 3 main towns in the District alongside East Grinstead and Haywards Heath. The town has a population of 30,109 (2011 census). For a full description, please see the Scoping Report attached as **Appendix A**³.

³ Only the text version of the Scoping Report is attached as Appendix A. The full version with appendices can be found at:
http://www.burgesshill.gov.uk/sites/www.burgesshill.gov.uk/files/Neighbourhood_Plan_Scoping_Report_July_2012.pdf

3 APPRAISAL METHODOLOGY

Introduction

- 3.1 The appraisal methodology has been prepared taking into account the processes set out in the relevant guidance⁴.
- 3.2 The diagram overleaf describes the different sets out the stages in the SA process and how they relate to the stages in the Plan production. The steps in stage A relate to the SA Scoping Report which was consulted on in 2012. This report forms stages B and C and is known as the 'SA Report. This is set out in more detail after the table.

STAGE	TASKS	COMPLETED?
A	Setting the context and objectives, establishing the baseline and deciding on the scope <ul style="list-style-type: none"> • Identifying other relevant plans and programmes • Collecting baseline information • Identifying problems • Developing objectives and the Sustainability Framework 	Sustainability Framework determined and set out in the Scoping Report. Baseline and Framework updated following feedback and comments.
B	Developing the alternatives and assessing effects <ul style="list-style-type: none"> • Testing the plan objectives against SA/SEA objectives • Developing alternatives • Testing policy options against the SA/SEA objectives • Considering mitigation • Proposing measures to monitor effects 	Plan objectives, strategy and policies, plus all reasonable alternatives at this stage are set out and appraised within this SA
C	Prepare the Sustainability Appraisal Report	This document forms the first stage of Stage C
D	Consult on the SA Report	The pre submission SA was consulted on in early 2014. The final version will be consulted on at the time of the submission Neighbourhood Plan.
E	Monitor implementation of the plan	To be completed

⁴ Sustainability Appraisal guidance within the DCLG Plan making Manual/SEA guidance from ODPM A Practical Guide to the Strategic Environmental Assessment Directive 2005

STAGE A: Setting the context and objectives, establishing the baseline and deciding on the scope

Sustainability Appraisal of the Burgess Hill Neighbourhood Plan – Scoping Report (July 2012)

3.3 Many of the tasks outlined in Stage A were undertaken during the Scoping report stage. This included collecting the baseline information for Burgess Hill and developing the Sustainability Appraisal framework. These areas of work have been updated to take into account the responses received during the consultation period on the Scoping Report.

STAGE B: Developing the alternatives and assessing effects

Predicting Sustainability Effects of the consultation draft Neighbourhood Plan

3.4 Stage B is the main focus of this Report. This stage involves assessing the likely significant social, environmental and economic effects of the strategy and policies within the Neighbourhood Plan.

3.5 The main objective of appraising policy options is to highlight the different advantages and disadvantages of each option, with the aim of indicating that the preferred option is the most sustainable one. Symbols are used to record the performance of each option against each objective in the sustainability framework.

3.6 The scoring system is consistent with the SA's undertaken for the withdrawn District Plan⁵ and is considered to be an appropriate method. A qualitative approach to assessing how a policy performs against the sustainability objectives is considered more appropriate. Due to the nature of the Neighbourhood Plan, it is not possible to exactly quantify the extent of the impact. This is because there is not data available for every policy option and its likely effect as the Plan is a compendium of the community's vision, aims and actions for their ward and town.

⁵ At the time of producing the Pre-Submission Neighbourhood Plan, the Mid Sussex District Plan 2013 had been submitted to the Secretary of State. On the advice of the Inspector, the District Plan was formally withdrawn on 27th May 2014. As the Plan is withdrawn, the Neighbourhood Plan will not reference any specific policies. However, it has been agreed with the District Council that the format for the SA can follow that used for withdrawn Submission District Plan. Details on the District Plan are: <http://www.midsussex.gov.uk/8264.htm>

3.7 The assessment and predictions of the effect of policy options on the sustainability objectives is set out within the SA. These predictions and judgements have been made based on the background baseline information and the comments/feedback provided by the ward councillors through their discussions with the residents and local community.

STAGES C, D AND E: Prepare the SA Report, Consult and Monitor the Plan

3.8 Stage C of the process is the preparation of this SA report. The pre submission SA was consulted on in early 2014. The final version will be consulted on at the time of the Submission Neighbourhood Plan.

4. SCOPING REPORT CONSULTATION

Background

4.1 The Scoping Report identified a number of social, environmental and economic sustainability issues facing the town. It is considered that these issues have not changed since the Scoping Report was consulted upon. The issues are discussed in more detail within this SA Report and the identification of these helped deliver the SA Framework. The Scoping Report is attached as **Appendix A**.

Consultation Responses

4.2 The report was consulted on for a period of 5 weeks during summer 2012 (27th July – 31st August). This included consulting with statutory bodies with environmental responsibilities – The Environment Agency, English Heritage and Natural England as well as a number of other organisations and authorities and internally within the Town Council. It was also placed on the Town Council’s website. **Appendix B** sets out the list of consultees invited to comment on the Report.

4.3 All the responses have been collated and those that are of relevance to the SA have been considered and incorporated within this document. A summary of the comments made and responses are set out in the table below:

Responses to Scoping Report

Respondent	Date	Comment	Response
English Heritage	Letter 30/8/12	It would be helpful to clarify that the nine listed buildings to which reference is made are nationally designated and to identify what they are and their grades. You should also refer to any locally listed buildings and any scheduled ancient monuments or other known or potential archaeological remains there may be in the town.	Background evidence to the Neighbourhood Plan will be provided using the same information that supports the Mid Sussex District Plan. Details on Listed Buildings and Conservation Areas will be provided are set out in the NH Plan ⁶ .
English Heritage	Letter 30/8/12	The first word of Sustainability Objective 7 should perhaps be “Prevent” rather than “Protect”? The objective should refer to the conservation and enhancement of the historic environment and the heritage assets and their setting therein. Indeed,	The wording of SO 7 has now changed to read: Prevent the loss and encourage the conservation and enhancement of the historic environment and

⁶ NH Plan – Neighbourhood Plan

		this should be the Sustainability Objective with the current Objective as a sub-objective or decision-making criterion	heritage assets and their settings. Encourage the community to identify assets of community value.
English Heritage	Letter 30/8/12	The English Heritage SEA/SA Guidance suggests a number of other potential sub-objectives or decision-making criteria. Of these, " <i>will it conserve or enhance the character or appearance of conservation areas and their setting? will it conserve locally important buildings and townscapes? will it lead to the improved management and or restoration of a historic asset? And will it respect, maintain and strengthen local distinctiveness and sense of place?</i> " may be appropriate.	These are noted as suggested decision making criteria but most are considered too detailed for a NH Plan at this stage but ' <i>will it conserve locally important buildings and townscapes?</i> ' has been included.
English Heritage	Letter 30/8/12	Turning to the indicators, " <i>Number of listed buildings</i> " and " <i>Number of listed buildings at risk</i> " are basic indicators recommended by English Heritage in our guidance. " <i>Number of applications relating to listed buildings</i> " is not in itself an indicator of whether or not a proposed policy would achieve the sustainability objective in either the immediate or long-term. Something like " <i>Number of applications approved/refused where the development would have adversely affected a listed building or a conservation area or its setting</i> " would be more meaningful.	Indicator has now been changed to read: Number of applications relating to the listed buildings that are refused due to the adverse impact on the building.
Natural England	Email 10/8/12	Your paragraph 2.7 sets out the policy context for Neighbourhood Plans, but there is no reference to the natural environment.	A full summary of the key background documents and evidence base will be provided with the NH Plan.
Natural England	Email 10/8/12	Whilst the plan may focus on the main settlement, there are likely to be prospects for addressing issues and grasping opportunities in the urban/rural fringe.	The NH Plan does not to contain specific policies relating to the countryside beyond the NH Plan boundary as this is covered by the District Plan and national guidance.
Natural England	Email 10/8/12	We welcome the recognition of local opportunities, notably to: <ul style="list-style-type: none"> • Improve provision and value of open space • Consider future of ancient woodlands and other sensitive areas. • Consider options for improving biodiversity within the town. • Provide opportunities to walk, cycle and use public transport around town. 	Noted
Natural England	Email 10/8/12	We welcome the recognition of local weaknesses notably: <ul style="list-style-type: none"> • Limited open space provision in some parts of the town. • Quality and value of open space can be low. 	Noted

		<ul style="list-style-type: none"> Limited areas of biodiversity enhancement and improvement. 	
Natural England	Email 10/8/12	Sustainable Objective 6 - needs careful interpretation insofar as these sites may have value in terms their landscape, habitats and wildlife (including wildlife corridors and stepping stones), amenity and recreational for local residents, particularly in areas of deficiency.	The wording of SO6 has been changed to read: To make the best use of the land through promoting development of brownfield land and ensuring there is an efficient use of land in greenfield developments whilst being mindful of the biodiversity value these sites may have.
Natural England	Email 10/8/12	Sustainable Objectives 8 - and Objectives 9 are supported	Noted
Natural England	Email 10/8/12	Sustainability Objective 10 - is also welcomed. Consideration should be given to the potential value of a Green Infrastructure strategy for the plan area to focus efforts to enhance landscape, habitats and biodiversity through the town; and to provide a framework for encouraging appropriate action by public and private land owners and developers on the themes and objectives relating to Landscape, Natural Areas and Open Space.	Noted
Natural England	Email 10/8/12	<p>We recommend that:</p> <ul style="list-style-type: none"> consideration should be given to the potential impact of any significant proposals on the local landscape character and visual amenity of the surrounding area, including where appropriate the Area of Outstanding Natural Beauty (AONB) and the National Park high quality development should be encouraged and should respect, maintain, or enhance local landscape character and distinctiveness, reflecting local design characteristics and wherever possible using local materials development should incorporate measures to encourage people to access the countryside for quiet enjoyment - reinstating existing footpaths together with the creation of new footpaths and bridleways a survey should be carried out on development sites, to identify any important habitats present, and where appropriate further surveys for protected species (including - great crested newts, reptiles, water voles, badgers, bats, etc) should be carried out within the area affected by the development. 	Noted

Environment Agency		The profile and baseline information gives a good outline of the flood risks facing the local area based on information provided within Mid Sussex District Council's Strategic Flood Risk Assessment. We support the inclusion of the corresponding sustainability objective: 5, and consider that the associated indicators are clear and measurable. The River Adur Catchment Flood Management Plan should be referred to in the Summary of Plans and Programmes.	Noted
Environment Agency		In addition we would highlight that the River Adur East runs along the northern and eastern boundaries of the Burgess Hill Neighbourhood Plan area. The River Adur East is classified as a Water Framework Directive (WFD) waterbody and must therefore meet the requirements of the Directive to ensure no deterioration and to aim to achieve Good Ecological Status. Your plan and particularly any allocations you propose in these areas should seek opportunities to deliver these objectives.	Noted
Environment Agency		In addition we would draw your attention to our consultation response to the draft Mid Sussex District Plan where we highlighted capacity issues and environmental constraints associated with Goddards Green WwTW which drains into the River Adur East. Due to these local issues we would recommend that reference is made to water quality issues within the environmental characteristics section and that consideration is given to incorporating an additional sustainability objective to ensure the protection and enhancement of water quality, reflecting the aims of WFD.	Noted. The Town Council considers it is not necessary to provide an additional SO for the NH Plan but will work with MSDC in addressing water quality through the District Plan and its SA.
Environment Agency		We support the inclusion of sustainability objective 6 to promote development of brownfield land. This can also play an important role in remediating contaminated land and protecting groundwater from pollution. We also support the inclusion of objective 10 relating to biodiversity.	Noted
West Sussex County Council	Email 31/8/12	Planning & Transport Policy - encourages the Town Council to make use of other existing sustainability appraisals, including those prepared to support the Mid Sussex District Plan, to assist in preparing their own as many of the social, environmental and economic issues if you have not already done so.	Noted and Mid Sussex DC consulted on draft Scoping Report
West Sussex County Council	Email 31/8/12	Economic Development - reference to the aspirations for a new business park have been raised by the Town Council with	Noted

		WSCC. The headlines set out here in terms of local priorities are in line with the themes for the county set out in the new Economic Strategy.	
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5 SUSTAINABILITY FRAMEWORK - OBJECTIVES

5.1 In order to assess the contribution the Submission Neighbourhood Plan will make towards achieving sustainable development, a range of sustainability objectives have been developed. These are based on social, economic and environmental objectives and each is quantified by a number of indicators. The objectives and indicators make up the sustainability framework.

5.2 The sustainability framework was consulted upon at the Scoping Report stage and refined following this consultation. The objectives chosen represent the issues and challenges facing Burgess Hill.

5.3 When appraising the strategy and policies within the Neighbourhood Plan, an assessment will be made as to their predicted impact on the sustainability framework.

5.4 The sustainability objectives and their corresponding indicators are:

Ref	Sustainability Objectives	Indicators	
1	To improve accessibility and the standard of community facilities and services for everyone in Burgess Hill.	<ul style="list-style-type: none"> Average distance residents live from local services. Number of improved, extended or new local/community facilities. 	Social
2	Develop sustainable communities within the neighbourhoods of Burgess Hill that are safe, healthy and inclusive.	<ul style="list-style-type: none"> Number of new, extended or improved health facilities. Number of developments achieving secure by design status. Number of new houses built to lifetime homes standards and improvements made to accessibility to new and retained community facilities. 	Social
3	Ensure the delivery of new homes in accessible locations that are affordable and sustainable.	<ul style="list-style-type: none"> Number of new homes completed per annum. Number of affordable homes completed. Number of new homes built within 10 minute walk (800m) from a bus stop and 15 minute (1.2km) walk from a railway station. Number of dwellings built to code for sustainable homes standards. 	Social
4	To improve accessibility and the standard of public open space, leisure and recreation facilities in Burgess Hill	<ul style="list-style-type: none"> Number of new within a 10 minute walk (800m) of accessible open green space. Amount of new, improved or extended leisure/recreational facilities in the town. 	Social

5	To ensure development does not take place in areas of flood risk or where it may cause flooding elsewhere and causes no adverse impact on water quality	<ul style="list-style-type: none"> • Number of applications submitted for development in flood zones. • Number of objections raised by the EA to applications for development. 	Environmental
6	To make the best use of the land through promoting development of brownfield land and ensuring there is an efficient use of land in greenfield developments whilst being mindful of the biodiversity value these sites may have.	<ul style="list-style-type: none"> • Quantum of development built on brownfield land. • Density of new housing. • Number of new mixed use developments. 	Environmental
7	Prevent the loss and encourage the conservation and enhancement of the historic environment and heritage assets and their settings.	<ul style="list-style-type: none"> • Number of conservation areas with appraisals and management proposals. • Number of applications relating to the listed buildings that are refused due to the adverse impact on the building. • Number of locally important buildings and townscapes preserved or enhanced. 	Environmental
8	Protect and improve areas of existing landscape value, including the landscape setting of the town, and open space identified by local communities.	<ul style="list-style-type: none"> • Number of areas identified as being of value by local communities. • Number of landscape enhancement schemes and improved areas of open space. 	Environmental
9	Provide new areas of landscape as part of development proposals and new areas of open space/links to countryside where there are deficiencies.	<ul style="list-style-type: none"> • Number of new landscape proposals. • Number of new open space areas. • Reduction in open space deficiencies identified by MSDC. • Number of improvements/enhanced access to the Green Circle. 	Environmental
10	Protect and enhance the biodiversity of Burgess Hill and encourage new opportunities as part of proposed developments.	<ul style="list-style-type: none"> • Number of improvement schemes to SNCI's and NR's⁷ in Burgess Hill. • Number of schemes to enhance biodiversity across the town. • Condition of ancient woodland in the town. • A Green Infrastructure Strategy considered and discussed for Burgess Hill 	Environmental
11	Promote use of public transport and other means of transport for short journeys other than the car.	<ul style="list-style-type: none"> • Number of developments with sustainable travel plans. • Number of schemes approved with revised parking standards. • Number of improvements made to public transport provision and facilities. 	Environmental
12	Encourage and support new and existing businesses and promote the enhancement of business units, locations and estates.	<ul style="list-style-type: none"> • Number of existing businesses expanding/relocating within the town. • Number of improvements made to existing business buildings and sites. 	Economic

⁷ Nature Reserves and Sites of Nature Conservation Interest.

13	Encourage a range of businesses and jobs including retail for local people within Burgess Hill.	<ul style="list-style-type: none"> • Number of new businesses/shops locating to Burgess Hill. • Number of existing businesses/retail/leisure facilities expanding/developing existing premises in Burgess Hill. 	Economic
14	Encourage the development and enhancement of the town centre and a range of retail choice across Burgess Hill.	<ul style="list-style-type: none"> • Number of redevelopment projects for the town centre. • Number of new shops within the town centre and neighbourhoods. • Number of public realm improvement projects in the town centre. 	Economic
15	Resist the loss of existing retail units in neighbourhoods where identified important by local communities. Encourage the community to identify assets of community value.	<ul style="list-style-type: none"> • Number of shops lost to other uses. • Number of buildings registered on the asset of community value. 	Economic

Burgess Hill Neighbourhood Plan objectives

5.5 The Submission Neighbourhood Plan sets out a number of strategic objectives. These state what the Neighbourhood Plan is aiming to achieve through its overall strategy and policies. An assessment has been made as to whether the 11 Neighbourhood Plan objectives are consistent with the 15 objectives of the sustainability appraisal. This exercise helps identify where potential areas of conflict lie and where mitigation may be required.

5.6 The objectives for the Neighbourhood Plan are as follows:

CO 1. Promote sustainable and well designed development in the right location taking into account the character and amenity of the local area. Preserve and enhance existing residential neighbourhoods.
CO 2. To promote Burgess Hill as a place for businesses to locate to and where existing business can thrive and to enable local people to live and work within the town.
CO 3. Ensure that all sections of the community in Burgess Hill have access to community/medical services including retail, formal and informal recreational space and leisure facilities.
CO 4. Protect the loss and encourage the re-use of historic and significant buildings or assets of community value. Protect the amenities of existing residential areas/neighbourhoods.
CO 5. Protect and improve areas of existing landscape value and open space identified by local communities.

CO 6. Provide new open space areas where there are deficiencies and encourage new opportunities for biodiversity as part of proposed developments.
CO 7. Promote the vitality and vibrancy of Burgess Hill town centre and enhance the accessibility and public realm within the town centre.
CO 8. Resist the loss of existing retail units in neighbourhoods where identified important by local communities.
CO 9. Ensure adequate parking is provided for all new development.
CO10. Promote use of public /community transport and walking and cycling around the town.
CO11. Promote the aspiration that all new residential and commercial developments will be carbon free by supporting the efficient use of natural resources and sustainable design solutions.

5.7 These have been assessed for compatibility with the 15 Sustainability Objectives in the table below:

NEIGHBOURHOOD PLAN OBJECTIVES													
SUSTAINABILITY OBJECTIVES		1	2	3	4	5	6	7	8	9	10	11	
	1	√		√				√	√				
	2	√		√	√		√			x		√	
	3	√		√							√	√	
	4	√		√		√	√						
	5												
	6	√				√	x			x		√	
	7	√			√			√					
	8	x		√		√							
	9			√		√	√						
	10	x		√			√						
	11		√	√						x	√	√	
	12		√										
	13		√					√	√				
	14		√	√				√					
	15		√	√				√	√				

Key:

√	Compatible
x	Incompatible
	No link/neutral

5.8 As the above table demonstrates, most of the Neighbourhood Plan objectives and Sustainability Appraisal objectives are compatible with one another or have a neutral impact. There are a few areas which are not compatible with each other – most of these cases relate to providing adequate space for parking in new developments with using land efficiently and/or promoting public transport and walking/cycling. This is inevitable in a Neighbourhood Plan that is seeking to balance the need to provide space for parking where there is concern that off-site parking will cause congestion and poor amenities for residents with using sites within the town efficiently for a range of uses.

5.9 The Neighbourhood Plan will need to contain policies for new development as well as conserving and enhancing a range of urban character and greenscape locations. In appraising the strategy and policies, the key aim is to identify where conflicts occur, to

minimise adverse impacts by promoting the most suitable policy options and identify mitigation where adverse impacts cannot be avoided.

Policies within the Neighbourhood Plan

5.10 A wide range of policy areas have been included within the Submission Neighbourhood Plan. It will be these areas that will be appraised in the SA to evaluate whether they have a positive or negative impact on the future of the town, using the Sustainability Framework to undertake the evaluation.

5.11 In the absence of the Neighbourhood Plan, it is considered there will be fewer opportunities to address the issues and challenges facing Burgess Hill as well as contributing to a reduction in potential benefits to local communities. Without the Plan, opportunities for the following issues may be comprised:

- Greater involvement of local people in local/community planning,
- Improved/new community facilities,
- Town centre revitalisation,
- Improvements and new opportunities for open space and biodiversity,
- Improvements to parking standards,
- Providing local employment,
- Improvements to recreation/formal open space facilities,
- Creating and enhancing the Green Circle,
- New housing opportunities,
- Funding opportunities for new community development

6 APPRAISING THE NEIGHBOURHOOD PLAN AND OPTIONS

6.1 The Burgess Hill Neighbourhood Plan contains a vision of how the Town Council would like to see the town evolve over the 20 year plan period. The Plan aims to deliver this vision using a number of policies which provide a framework for future development and planning of Burgess Hill.

Policies and Options

6.2 In preparing the Neighbourhood Plan, a number of policy areas were considered and a range of options for many of the policy areas were identified. Options have been considered for the Town Centre Quarter policy areas and the policies related to specific spatial areas including Victoria Road business park, Leylands Park and Keymer Tile Works site. All policy areas and the alternative options have been appraised in order to assess their impact on the 15 sustainability objectives. The term 'Do Nothing' refers to the fact there will not be a policy on the subject within the Plan. It does not ignore the issue that some policy topics are still covered by national planning policy and guidance or within the Local Plan, or other material guidance.

6.3 The policies are assessed in the following order which differs from the structure of the Neighbourhood Plan:

Spatial Policy Areas

1. The Town Centre (Policies TC1 – TC6)
2. Victoria Road Business Park (Policy S1)
3. Leylands Park (Policy LR1)
4. Keymer Tile Works (Policy LR2)

General/Other policies

5. Sustainable Neighbourhoods for Communities policies
6. Leisure and Recreation policies
7. Green Infrastructure policies
8. Heritage and Character policies

Testing the Plan against the SA Objectives/predicting & evaluation the effects of the Plan

- 6.4 The policy appraisals are set out below. This exercise ensures that the policies within the Neighbourhood Plan are the most sustainable, given all the reasonable alternatives. The appraisal process has been undertaken using the methodology outlined in section 3. A summary of the appraisal is given in each case.
- 6.5 The following symbols have been used to record the impact of each option against each objective:

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

Ways of mitigating adverse effects

- 6.6 Whilst it is predicted that many of the policies will have an overall positive or neutral/unknown impact, it is inevitable that some of the options appraised will present negative sustainability impacts. This will be mostly in cases where the sustainability objectives are not compatible with one another. Where negative impacts are predicted to arise, mitigation has been suggested.

The Spatial Policy Areas

6.7 The following are appraisals of the policies relating to specific spatial areas within the town. Each one has been appraised in terms of the policy within the Neighbourhood Plan against a 'Do Nothing' option in most cases.

The Town Centre

The Town Centre: Policy TC1 - The Civic and Cultural Quarter			
Policy Options			
<p>Option 1: Do nothing: This option relates to the current position around the Cyprus Road car park area where it will either be left in situ or will be redeveloped for uses not supported by the Town Council or unrelated to the needs and wishes of the local community.</p> <p>Option 2: Redevelop the area for a mix uses focussing on new civic and cultural facilities This is the preferred option put forward by the Town Council and encourages a new civic and cultural quarter in the Cyprus Road area. The option encourages the main landowners to come forward with development that creates a new hub for the town with all civic uses within one area.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	-?	+
	2. Develop sustainable communities within the neighbourhoods.	0	0
	3. Ensure the delivery of new homes in accessible locations.	-	+
	4. To improve public open space, leisure and recreation.	-?	+?
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	-	+
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	0
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	0	+?
	12. Encourage and support new and existing businesses.	-?	+?
	13. Encourage a range of businesses.	-?	+?
	14. Town centre and a range of retail choice.	-	+
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.8 Option 2 delivers a number of positive impacts on the sustainability objectives, in particular improving community facilities and delivering new homes. It also has a positive impact on the town centre and making best use of land. There are a number of possible positive impacts relating to Option 2 particularly concerning indirect benefits such as encouraging new businesses and promoting the use of public transport because of its town centre location. The 'do nothing' option has a negative impact on a number of the objectives especially relating to making best use of land. The Cyprus Road car park as it stands is an inefficient use of urban land within the town centre and leaving it as such will not bring forward community opportunities for local residents. This option will not enable a mix of development to come forward including the delivery of new homes.

Option 2 is therefore considered to be the preferred option.

The Town Centre: Policy TC2 - The Leisure and Entertainment Quarter

Policy Options			
Option 1: Do nothing: This option relates to the current position along Church Walk where no change will be made to the area and therefore is likely to decline in terms of visitor numbers and general vitality.	Objectives	Op 1	Op 2
		Option 2: Redevelop the area for a mix of leisure and entertainment uses. This is the preferred option put forward by the Town Council and encourages new leisure and entertainment uses to develop along Church Walk including a cinema and cafes.	
	1. To improve accessibility and the standard of community facilities.	-?	+?
	2. Develop sustainable communities within the neighbourhoods.	0	0
	3. Ensure the delivery of new homes in accessible locations.	0	0
	4. To improve public open space, leisure and recreation.	-	+
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	0	0
	7. Conservation and enhancement of the historic environment.	-?	+?
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	0
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	-	+
	13. Encourage a range of businesses.	-	+
	14. Town centre and a range of retail choice.	-	+
	15. Resist the loss of existing retail units in neighbourhoods.	0	0

Summary of Appraisal

6.9 The preferred option (Option 2) brings forward a number of positive impacts including encouraging businesses into the town centre and creating new leisure facilities for visitors and residents. It also seeks to support the local economy and create opportunities for more evening activities. The 'do nothing' option will not bring about the same impacts and over time, will lead to a decline in the overall offer of the town centre. The Town Council's concern is that this will result in businesses moving out and will create a 'dead' centre especially in the evening.

Option 2 is therefore considered to be the preferred option.

The Town Centre: Policy TC3 - The Brow Quarter

Policy Options

Option 1: Do nothing: This option relates to the current position around The Brow location which will remain underused when certain existing uses vacate the area and disconnected to the town centre.	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	-	+
	2. Develop sustainable communities within the neighbourhoods.	0	0
Option 2: Redevelop the area for a mix of medical/community, employment and residential uses.	3. Ensure the delivery of new homes in accessible locations.	-	+
This is the preferred option put forward by the Town Council and encourages a new mix use development that links The Brow with the town centre and provides new medical and community facilities.	4. To improve public open space, leisure and recreation.	0	+?
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	-?	+
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	0
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	-?	+
	13. Encourage a range of businesses.	-?	+
	14. Town centre and a range of retail choice.	-?	+?
	15. Resist the loss of existing retail units in neighbourhoods.	0	0

Summary of Appraisal

6.10 The 'do nothing' option will mean that The Brow remains separate to the town centre and once some of the existing public services have vacated the area, it will be left as an underused site with no investment in alternative uses of benefit to the town and local people. It will have a significant detrimental impact on improving community facilities and will not secure the delivery of new homes. Option 2 as the preferred option takes a proactive role in bringing forward a mix of development options including housing and open space. It will make the best use of land in a town centre location and will support existing and new businesses.

Option 2 is therefore considered to be the preferred option.

The Town Centre: Policy TC4 - The Retail Quarter			
Policy Options			
<p>Option 1: Do nothing: This option relates to the current position across the main retail areas of the town including the shopping centre which will remain out of date and not offering a varied shopping experience to the public.</p> <p>Option 2: Encourage new retail developments This is the preferred option put forward by the Town Council and encourages new retail developments to come forward in the town centre, offering a range of different shops and an up-to-date offer for the local community as well new public open space.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	-?	+
	2. Develop sustainable communities within the neighbourhoods.	0	0
	3. Ensure the delivery of new homes in accessible locations.	0	0
	4. To improve public open space, leisure and recreation.	-?	+
	5. Development does not take place in areas of flood.	0	+
	6. To make the best use of the land.	0	0
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	+
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	-	+
	13. Encourage a range of businesses.	-?	+
	14. Town centre and a range of retail choice.	-	+
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.11 The key positive impact from Option 2 is the focus on supporting existing and new businesses within the town to remain and invest or to move into the town centre. This option centres on increasing the range of retail offer in the town and working with local businesses. The 'do nothing' option is effectively the 'business as usual' option and is not taking a proactive stance on improving the range of shops and services within the town to the detriment of the local economy. Option 2 will also provide new public space within the town thus contributing to improving public open space.

Option 2 is therefore considered to be the preferred option.

The Town Centre: Policy TC5 - The Station Quarter

Policy Options

Option 1: Do nothing:	Objectives	Op 1	Op 2
<p>This option relates to the current position around Burgess Hill railway station where the area will be left in situ with inefficient use of space around the station and inadequate facilities for users of the station.</p>	1. To improve accessibility and the standard of community facilities.	0	+
	2. Develop sustainable communities within the neighbourhoods.	0	0
<p>Option 2: Redevelop the station area and Queens Crescent This is the preferred option put forward by the Town Council and encourages a new transport interchange at the station and new mixed use development in Queens Crescent.</p>	3. Ensure the delivery of new homes in accessible locations.	-?	+
	4. To improve public open space, leisure and recreation.	0	+?
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	-?	+
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	0
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	-?	+
	12. Encourage and support new and existing businesses.	0	0
	13. Encourage a range of businesses.	0	+?
	14. Town centre and a range of retail choice.	0	0
	15. Resist the loss of existing retail units in neighbourhoods.	0	0

Summary of Appraisal

6.12 Option 2 offers a range of positive impacts on the sustainability objectives including opportunities for new housing and promoting public transport by improving the station interchange as well as making better use of urban land within the town that is currently under-used. The 'do nothing' option continues with the status quo situation and does not seek to improve the area around the station to the benefit of the town. This is likely to have a detrimental impact on the use of the station as a key gateway to the town and result in a large town centre urban area not been used efficiently.

Option 2 is therefore considered to be the preferred option.

The Town Centre: Policy TC6 – Urban Realm and Access in the Town Centre			
Policy Options			
<p>Option 1: Do nothing: This option relates to leaving the town centre as it is and not investing in new public areas, open spaces, parking and the general standard of new developments and layout.</p> <p>Option 2: Seek to bring forward improvements to the town centre. This is the preferred option put forward by the Town Council which seeks to bring forward a range of improvements to the open spaces within the town, parking and traffic management and urban design.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	0	0
	2. Develop sustainable communities within the neighbourhoods.	0	0
	3. Ensure the delivery of new homes in accessible locations.	0	0
	4. To improve public open space, leisure and recreation.	-?	+
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	0	0
	7. Conservation and enhancement of the historic environment.	-?	+
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	+
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	-?	+
	12. Encourage and support new and existing businesses.	0	0
	13. Encourage a range of businesses.	0	0
	14. Town centre and a range of retail choice.	-?	+?
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.13 Option 2 will encourage a range of improvements to the town centre including traffic management, good design and layout in new buildings and creating new green spaces. The 'do nothing' option will effectively have a negative impact on these matters in the long term and it does not seek to address areas that will have a positive impact on the town centre and its attractiveness to shoppers and visitors.

Option 2 is therefore considered to be the preferred option.

Victoria Road Industrial Area

Policy S1 – New Residential and Community Neighbourhood on Victoria Road Industrial Area			
Policy Options			
<p>Option 1: Do Nothing This option although is a 'do nothing' option effectively means that the Town Council supports in principle, the redevelopment of individual sites for residential when they come forward for planning permission but the final decision on planning approval would be with the District Council based on the policies within the District Plan. There would be no local framework in support for the redevelopment of sites or bringing forward sites in a coherent manner/in line with design guidance.</p> <p>Option 2: Allocate part of Victoria Road industrial area for residential development The Town Council's preferred option is to allocate the area for a new residential neighbourhood and proactively encouraging residential development on employment sites where the buildings are now out of date the sites are inappropriately located close to existing housing.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	0	+?
	2. Develop sustainable communities within the neighbourhoods.	0	+
	3. Ensure the delivery of new homes in accessible locations.	-	+
	4. To improve public open space, leisure and recreation.	0	+?
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	-?	+
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	0
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	+?	-?
	13. Encourage a range of businesses.	+?	-?
	14. Town centre and a range of retail choice.	0	0
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.14 Whilst the 'do nothing' option does not bring forward new homes in a sustainable location, it does effectively seek to retain sites currently occupied by businesses and therefore it scores positively for supporting existing businesses. This option does not make the best use of land especially considering the location within the town. Option 2, whilst it has scored slightly negative on the impact of businesses, the policy within the Neighbourhood Plan seeks to work with businesses moving from Victoria Road to find them new

commercial space within the town. On balance, the benefits of redeveloping the individual sites for residential use are significant for local residents and Option 2 creates a residential neighbourhood within the urban area.

Option 2 is therefore considered to be the preferred option.

Leylands Park

Policy LR1 – Improved Recreational Facilities and new Community/Sports Hall at Leylands Park			
Policy Options			
<p>Option 1: Do nothing: This option relates to the current position to the north of Leylands Park. Without any investment in new community facilities through the development of new housing, the existing situation will remain.</p> <p>Option 2: Redevelop the area to provide new housing and community development The preferred option includes improved community facilities, recreational space and residential development that provide for the needs of the local community.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	-	+
	2. Develop sustainable communities within the neighbourhoods.	-?	+
	3. Ensure the delivery of new homes in accessible locations.	-	+
	4. To improve public open space, leisure and recreation.	-	+
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	0	0
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	-?	+
	9. Provide new areas of landscape.	-?	+
	10. Protect and enhance the biodiversity.	0	+?
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	0	0
	13. Encourage a range of businesses.	0	0
	14. Town centre and a range of retail choice.	0	0
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.15 Option 2 offers significant positive benefits and impacts on the sustainability objectives over a range of issues including new housing, improved community and recreational facilities. This has the support of the local community and has been developed in association with them. The negative impacts of the 'do nothing' option offers very little if anything at all to local residents and does not address the needs of the local area. It does not secure a new community centre, which is to be funded through housing development, and does not provide improved recreational facilities. The social benefits of Option 2 are significant.

Option 2 is therefore considered to be the preferred option.

Keymer Tiles

Policy LR2 – A New Park and Nature Reserve at Keymer Tile Works,			
Policy Options			
<p>Option 1: Support the scheme outlined in the planning application This option is effectively a ‘do nothing’ option. The Town council would wish to be involved is assessing certain technical and other aspects of the reserved matters application but otherwise would not seek changes to the scheme.</p> <p>Option 2: Bring forward a new park as well as housing This is the Town Council’s preferred option which is to consider an alternative scheme for the site that brings forward housing but allocates an area for a park and nature reserve to include lake/recreational facilities/open space and leisure area.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	-?	+
	2. Develop sustainable communities within the neighbourhoods.	+?	+?
	3. Ensure the delivery of new homes in accessible locations.	+?	+?
	4. To improve public open space, leisure and recreation.	+?	+
	5. Development does not take place in areas of flood.	+?	+?
	6. To make the best use of the land.	0	0
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	+?	+
	10. Protect and enhance the biodiversity.	-?	+
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	0	0
	13. Encourage a range of businesses.	0	0
	14. Town centre and a range of retail choice.	0	0
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.16 Options 1 and 2 support the redevelopment of the site for housing and with associated open areas. However, Option 2 supports a greater proportion of space allocated for community open space and facilities and therefore scores positively on the impact on a number of sustainability objectives such as improving public open space. Option 1 does provide some open space as part of the planning application but Option 2 seeks to secure a greater proportion of the site as open space of higher quality and accessibility through a country park proposal. Such a facility has been identified by the community. Overall Option 1 would result in limited benefits for residents on the east side of town where there is a lack of high quality public open space. Concern has been expressed that matters of biodiversity have not been taken into account as part of the application therefore Option 2 would seek to re-address this issue at the next planning stage.

Option 2 is therefore considered to be the preferred option.

Sustainable Neighbourhoods for Communities

6.17 This section brings forward a number of policies that will result in social and environmental improvements to the quality of life for the local community. The policies (apart from Policy S1 on Victoria Road Industrial Area) are:

Policy S2	Wivelsfield Station and Worlds End
Policy S3	Protect and Enhance existing Community and Medical Facilities
Policy S4	Parking Standards for new developments.

Sustainable Neighbourhoods for Communities			
Objectives	S2	S3	S4
1.To improve accessibility and the standard of community facilities	+	+	0
2.Develop sustainable communities within the neighbourhoods	0	+	0
3.Ensure the delivery of new homes in accessible locations	+?	0	0
4.To improve public open space, leisure and recreation	+?	0	0
5.Development does not take place in areas of flood	0	0	0
6.To make the best use of the land	0	0	-?
7.Conservation and enhancement of the historic environment	0	0	0
8.Protect and improve areas of existing landscape value,	0	0	0
9.Provide new areas of landscape	0	0	0
10.Protect and enhance the biodiversity	+?	0	0
11.Promote use of public transport	+	0	-
12.Encourage and support new and existing businesses	0	0	0
13.Encourage a range of businesses.	0	0	0
14.Town centre and a range of retail choice	0	0	0
15.Resist the loss of existing retail units in neighbourhoods	0	0	0

Summary of Appraisal

6.18 These policies are not appraised against each other. Policy S2 scores significantly positive against promoting the use of public transport. Policy S3 scores significantly positive against providing new and enhanced community/medical facilities and developing sustainable communities. It has no impact/neutral impact on the other objectives. Policy S4 does score negatively on making best use of land (allowing for a greater number of parking spaces than has previously happened in residential developments could effectively mean that densities are lower/more space given to parking and wider roads). However, it is likely this issue will be considered at the planning application stage and design/layout will be taken into account. At face value, the policy also has a negative

impact on promoting public transport but each proposed scheme for residential development will also provide travel plans and options for using public transport as part of the overall development package. Therefore the policy is considered acceptable because whilst it relates to providing space for cars within residential developments, it does not preclude promoting public transport or considering densities and land use when an application is submitted. In addition, the Neighbourhood Plan includes policies on improving both railway stations within the town including Policy S2.

Leisure and Recreation

6.19 The policies in this section refer to formal (indoor and outdoor) leisure and recreational facilities. The Burgess Hill Neighbourhood Plan can play a role into promoting healthy lifestyles and improving the wellbeing of residents by retaining all existing formal leisure and recreational facilities. The policy in this section (apart from Policy LR1 on Leylands Park and LR2 on Keymer Tiles is:

Policy LR3 Protect and Improve existing Leisure and Recreational Facilities

6.20 The policy is assessed against the sustainability framework but as this has been developed in consultation with the community and represents what they wish to include in the Neighbourhood Plan, there are no suitable alternatives or options to consider.

Leisure and Recreation	
Objectives	LR2
1.To improve accessibility and the standard of community facilities	+
2.Develop sustainable communities within the neighbourhoods	+?
3.Ensure the delivery of new homes in accessible locations	0
4.To improve public open space, leisure and recreation	+
5.Development does not take place in areas of flood	0
6.To make the best use of the land	0
7.Conservation and enhancement of the historic environment	0
8.Protect and improve areas of existing landscape value,	0
9.Provide new areas of landscape	0
10.Protect and enhance the biodiversity	0
11.Promote use of public transport	0
12.Encourage and support new and existing businesses	0
13.Encourage a range of businesses.	0
14.Town centre and a range of retail choice	0
15.Resist the loss of existing retail units in neighbourhoods	0

Summary of Appraisal

6.21 Policy LR2 scores highly and positively on improving and retaining leisure and recreational facilities across the town.

Green Infrastructure

6.22 Burgess Hill has a high quality natural environment. The policies relating to Green Infrastructure in the Neighbourhood Plan include protecting areas of green open space, the connected network of green paths and cycleways around the town known as the Green Circle and matters relating to biodiversity and local green gaps that deliver a wide range of environmental, social and economic benefits for local people. The policies are:

Policy G1	Areas of Open Space
Policy G2	The Green Circle
Policy G3	Nature Conservation and Biodiversity
Policy G4	Local Green Space
Policy G5	Allotment Sites
Policy G6	Footpath and Cycle Links

6.23 The policies are assessed against the sustainability framework but as before, these have been developed in consultation with the community and there are no suitable alternatives or options to consider.

Green Infrastructure						
Objectives	G1	G2	G3	G4	G5	G6
1.To improve accessibility and the standard of community facilities	0	0	0	0	+	0
2.Develop sustainable communities within the neighbourhoods	0	0	0	0	+	+
3.Ensure the delivery of new homes in accessible locations	0	0	0	0	0	0
4.To improve public open space, leisure and recreation	+	+	+	+	+	+
5.Development does not take place in areas of flood	0	0	0	0	0	0
6.To make the best use of the land	0	0	0	0	0	0
7.Conservation and enhancement of the historic environment	0	0	0	0	0	0
8.Protect and improve areas of existing landscape value,	+	+	+	+	+	0
9.Provide new areas of landscape	0	+	+	+	0	0
10.Protect and enhance the biodiversity	0	+	+	0	0	0
11.Promote use of public transport	0	0	0	0	0	+
12.Encourage and support new and existing businesses	0	0	0	0	0	0
13.Encourage a range of businesses.	0	0	0	0	0	0
14.Town centre and a range of retail choice	0	0	0	0	0	0
15.Resist the loss of existing retail units in neighbourhoods	0	0	0	0	0	0

Summary of Appraisal

6.24 These policies are not appraised against each other. The positive impact of the policies on the sustainability objectives relate to improving areas of public open space, biodiversity and areas of landscape value. They should be included in the Neighbourhood Plan because of the positive benefits they support for local residents and the town as a whole.

Heritage & Character

6.25 This section includes a number of policies that protect and enhance the heritage and special character of the town. The policies are:

Policy H1	Protecting and Enhancing Heritage Assets and Conservation Areas
Policy H2	Back Garden Development
Policy H3	Protect Areas of Townscape Value

6.26 The policies are assessed against the sustainability framework but as these have been developed in consultation with the community and represent what they wish to include in the Neighbourhood Plan, there are no suitable alternatives or options to consider.

Heritage and Character			
Objectives	H1	H2	H3
1.To improve accessibility and the standard of community facilities	0	0	0
2.Develop sustainable communities within the neighbourhoods	0	0	+?
3.Ensure the delivery of new homes in accessible locations	0	0	0
4.To improve public open space, leisure and recreation	0	0	0
5.Development does not take place in areas of flood	0	0	0
6.To make the best use of the land	0	-?	0
7.Conservation and enhancement of the historic environment	+	+?	+
8.Protect and improve areas of existing landscape value,	0	0	0
9.Provide new areas of landscape	0	0	0
10.Protect and enhance the biodiversity	0	0	0
11.Promote use of public transport	0	0	0
12.Encourage and support new and existing businesses	0	0	0
13.Encourage a range of businesses.	0	0	0
14.Town centre and a range of retail choice	0	0	0
15.Resist the loss of existing retail units in neighbourhoods	0	0	0

Summary of Appraisal

6.27 These policies are not appraised against each other. The positive impact of these policies on the sustainability objectives relate to conserving and enhancing the historic environment. The only policy with a slightly negative impact is Policy H2 - back garden development which could be considered as not making the best use of land within the urban area. However, back garden development is not supported because of the negative impact this type of development can have on the character of some parts of the

town. It therefore underpins the wider objectives of the Neighbourhood Plan to protect areas from inappropriate development where the community has indicated it will not support such schemes.

7 NEXT STEPS & MONITORING

- 7.1 The Submission Burgess Hill Neighbourhood Plan together with this Sustainability Appraisal report will be subject to a statutory consultation period of 6 weeks. Responses on the Pre Submission were reviewed⁸ and the Plan amended as appropriate. There were no changes to the Plan that resulted to changes to the outcome of the SA. No specific comments were received regarding the SA.
- 7.2 The Neighbourhood Plan contains a delivery section that includes how the Plan will be monitored. Through monitoring the Neighbourhood Plan, the Town Council will assess the impact of the Plan and any future changes made to it against the sustainability framework. The Town Council has not devised a set of baseline data tables in order to monitor the Plan and SA against but will work with the District Council on monitoring the impact of the Neighbourhood Plan policies in line with the emerging District Plan SA.

⁸ The consultation on the Pre Submission Neighbourhood Plan took place in March and April 2014. A summary of the comments received will be set out in the Consultation Statement.

APPENDICES TO SUSTAINABILITY APPRAISAL

APPENDIX A



BURGESS HILL NEIGHBOURHOOD PLAN

**SCOPING REPORT FOR SUSTAINABILITY
APPRAISAL**

Submitted for Consultation with Statutory Authorities

by Burgess Hill Town Council

July 2012

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- B Burgess Hill Town Wide Strategy responses
- C Key Local Plans and Strategies
- D Burgess Hill Neighbourhood Plan boundary
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- F Burgess Hill Neighbourhood Plan objectives

1.0 INTRODUCTION

- 1.1 In accordance with European and national legislation, Neighbourhood Plans must be subject to a Sustainability Appraisal, particularly if they may have a significant effect (positive or negative) on the environment. A Neighbourhood Plan, once adopted, becomes a formal part of the planning system and will be a Local Development Plan document. The Burgess Hill Neighbourhood Plan is an important planning tool for shaping the development and growth of the town and will sit alongside the Mid Sussex District Plan.

Sustainable Development

- 1.2 Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
- 1.3 The National Planning Policy Framework (NPPF) was published in March 2012. This document sets out the Government’s planning policies for England. The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles:

Economic Role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land and the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure

Social Role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being

Environmental Role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

What is a Sustainability Appraisal?

- 1.4 A Sustainability Appraisal (SA) report is a requirement of the Planning and Compulsory Purchase Act 2004, which requires Local Development Documents (this includes Neighbourhood Plans) to be prepared with a view to contributing to the achievement of sustainable development. It aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of the Burgess Hill Neighbourhood Plan (BHNP) and to ensure that the policies within the BHNP contribute to and promote sustainable development.
- 1.5 A Strategic Environmental Assessment (SEA) involves the evaluation of the *environmental* impacts of a plan such as the Neighbourhood Plan. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.
- 1.6 The SEA process is very similar to the Sustainability Appraisal process. Government guidance suggests incorporating the SEA process into the Sustainability Appraisal and to consider the *economic and social* effects alongside the environmental effects considered through SEA. For simplification, this report is referred to as the Sustainability Appraisal throughout.

The Scoping Report

- 1.7 The Scoping Report is the first stage of the SA process. It identifies the sustainability issues within Burgess Hill and sets out the sustainability objectives for the SA of the Burgess Hill Neighbourhood Plan. These objectives build upon the strategic and sustainability objectives within the revised draft District Plan (and accompanying Sustainability Appraisal), expanding upon these to provide a more local focus on the needs and aspirations of the Burgess Hill community.
- 1.8 The Scoping Report sets out the key issues that will need to be assessed as part of the SA and the overall framework for the policies within the BHNP. It will be the subject of consultation with a number of agencies and stakeholders. A full list is attached as **Appendix A**. The comments and responses will feed into the draft Neighbourhood Plan and Sustainability Appraisal and may result in further issues being identified.
- 1.9 The rest of this report is set out as follows:

Chapter 2: Background and Context.
Chapter 3: Burgess Hill Profile and Baseline
Chapter 4: Burgess Hill Sustainability Issues
Chapter 5: Sustainability Framework – Objectives
Chapter 6: Next Steps & Conclusion

How to Comment on this Report

1.10 This Scoping Report is available for comment as part of a **5 week consultation** period from **27th July 2012**. All comments should be sent to:

David Carden
Clerk
Burgess Hill Town Council
96 Church Walk
Burgess Hill
West Sussex
RH15 9AS

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2.0 BACKGROUND & CONTEXT

Neighbourhood Planning

2.1 Neighbourhood planning is a new way for communities to decide the future of the places they live and work. The Government states that neighbourhood planning empowers communities to shape the development and growth of a local area through the production of a neighbourhood development plan, a neighbourhood development order or a community right to build order. Neighbourhood plans will enable local people to consider policies on whether there are enough homes in their area, on town centre revitalisation, on the protection of green spaces, and opportunities for regeneration for example¹.

2.2 The basis for the new form of local planning is set within the Localism Act 2011 and the NPPF 2012. The plain English guide to the Localism Act states:

These [neighbourhood] plans can be very simple and concise, or go into considerable detail where people want. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new homes and businesses, making it easier and quicker for development to go ahead.

Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force.²

2.3 The NPPF sets out the relationship and conformity between the Local Plan (in this case the Mid Sussex District Plan) and the Neighbourhood Plan. Paragraphs 184 and 185 summarise the position. The ambition of the neighbourhood plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the

¹ <http://www.communities.gov.uk/planningandbuilding/planningsystem/neighbourhoodplanningvanguards/>

² <http://www.communities.gov.uk/publications/localgovernment/localismplainenglishupdate>

Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area³.

The draft District Plan and Sustainability Appraisal

2.4 The District Plan will be the key document in the Development Plan for Mid Sussex. It will replace the majority of the Mid Sussex Local Plan which was adopted in 2004. It will set out the vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved and sets out broad guidance on the distribution and quality of development in the form of 'higher level' strategic policies. It will provide the framework for all subsequent planning documents, including neighbourhood plans.

2.5 The revised draft District Plan includes a vision for the District, upon which the plan is based.

"A thriving and attractive District, a desirable place to live, work and visit. Our aim is to maintain, and where possible, improve the social, economic and environmental well being of our District and the quality of life for all, now and in the future."

2.6 The draft District Plan was consulted upon between October 2011 and January 2012. The results of the consultation were reported back to District Council Members in March 2012, and a Revised draft District Plan has been produced (June 2012) together with a revised SA. The timetable for progressing the District Plan is under review pending the revocation of the South East Plan (position as of mid July 2012).

2.7 The draft revised District Plan (June 2012) sets out a number of policy areas that relate to the undertaking of neighbourhood plans across Mid Sussex. This includes the following policies:

DP1 – Economic Development

Neighbourhood Plans should:

- Identify the needs of local businesses and their local residents for employment opportunities and any areas requiring economic regeneration, infrastructure provision or environmental enhancement.

³ NPPF - <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

- Allocate sufficient land within their towns and villages to meet these needs.

DP4 - Housing

In accordance with the evidence of local need, this policy sets a District housing requirement of 10,600 homes between 2011 – 2031, at an average of 530 homes per annum. This will comprise 1,721 – 2,221 allocated through Neighbourhood Plans or other appropriate planning documents -

DP18 - Transport

Neighbourhood Plans can set local standards for car parking provision provided that it is justified by evidence.

DP21 – Leisure and Cultural Activities

Sites for appropriate leisure and cultural facilities to meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents.

DP22 – Community Facilities and Local Services

Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents

DP28 – Affordable Housing

Neighbourhood Plans can set local policies for affordable housing that exceed the targets set out by this policy provided that it is justified by evidence including local housing needs assessments and does not affect viability.

Burgess Hill Town Wide Strategy 2011

2.8 The Draft revised District Plan contains three policies on strategic development at Burgess Hill. Whilst these proposals fall outside the BHNP boundary, they are underpinned by the Burgess Hill Town Wide Strategy and this document contains relevant background information for the BHNP. The Strategy produced by Burgess Hill Town Council sets out the Town Council's vision and strategy for Burgess Hill for the next 20 years and has been the subject of a public consultation exercise. The aim of the Strategy is for it to:

- Be used as an evidence base in any future local development plan.
- Ascertain local community support for the future development of the town.
- Provide confidence to developers and landowners in and around the town.
- Identify how the strategy could potentially be delivered.

2.9 To achieve the vision set out in the Town Wide Strategy, it was considered that the town needed:

- a better town centre with a greater range of shops and a more attractive pedestrian environment;
- improved public transport, walking and cycling links as well as better roads;
- new and improved community and cultural facilities;
- additional high quality and suitably located business park development; and,
- new, improved and well-connected sports, recreation and open space in and around Burgess Hill.

2.10 A key part of the development of the Town Wide Strategy was to identify what local people wanted their town to be like. The Strategy was subject to a public consultation exercise including an exhibition in February/March 2011. The Town Council received 825 completed questionnaires with 84% of respondents thinking it was a good idea to have a 20 year strategy for the town. A summary of the results from the Town Wide Strategy consultation is attached as **Appendix B**. These provide a useful baseline to the community issues and concerns raised by the local residents and community in Burgess Hill.

Policy Context for the Neighbourhood Plan

2.11 The Burgess Hill Neighbourhood Plan will need to comply with both national and local planning policies as set out in the NPPF. It is not necessary therefore, for this scoping report to review the policy documents relevant to the Neighbourhood Plan to the same extent of the District Plan SA. However, a review of the key local policy documents and strategies has been undertaken for the BHNP. This is attached as **Appendix C**.

2.12 The aims and objectives from these policy documents, together with the baseline information collected (section 3 of this report) and Sustainability Issues for Burgess Hill (section 4 of this report) have been used to develop the Burgess Hill Neighbourhood Plan sustainability framework set out in chapter 5.

3.0 BURGESS HILL – PROFILE AND BASELINE

- 3.1 It is important to understand the current profile of Burgess Hill by collecting baseline information on social, environmental and economic characteristics. This information provides the basis for predicating and monitoring the effects of the Neighbourhood Plan. The baseline details provided here will form part of the draft and final SA but will evolve and be updated where necessary.
- 3.2 Establishing the baseline position is part of the first stage of the SA methodology. The full stages of the approach and methodology used will be set out in the draft SA. These tasks will be refined and developed throughout the SA process.

General background

- 3.3 Burgess Hill is within Mid Sussex District, which is located between Crawley and Brighton, in the County of West Sussex. The District shares its boundaries with Surrey in the north, Brighton and Hove in the south, East Sussex to the east and Crawley and Horsham District to the west and covers an area of almost 130 square miles. Burgess Hill is one of the 3 main towns in the District alongside East Grinstead and Haywards Heath.
- 3.4 The town has a population of 28,810 (Census 2001)⁴ and covers an area of 760 hectares. The BHNP relates to area within the Burgess Hill built up area boundary as shown in the plan attached as **Appendix D**.
- 3.5 A designations and constraints map of Burgess Hill is attached as **Appendix E**.

Economic Characteristics of Burgess Hill

- 3.6 Burgess Hill is well connected to the strategic road and rail networks between London and the south coast. Gatwick Airport is close proximity. This strategic position has meant the District has been a magnet for growth resulting in a healthy and vibrant economy.
- 3.7 Burgess Hill is an important employment centre with a concentration of high tech companies in computing, telecommunications, simulation industry and pharmaceuticals. There are also some significant national and international based companies in the town

⁴ The results of the Census 2011 will shortly be available for Burgess Hill but were not at the time of writing

including Roche Diagnostics, Time 24, CAE (UK) Ltd, ICON Live, Edwards, Servecorp, Rockwell Collins and HPC Engineering. The main employment areas are the Victoria Business Park and Sheddington Business Park. The Victoria Business Park is the second largest employment location in the sub-region after Manor Royal in Crawley. There are about 200-250 companies located on the business parks around Burgess Hill with approximately 8% employing more than 100 people. These: employ around 8,000 people, occupy over 1.8 million sq ft of premises, generate an estimated annual turnover of £2billion, pay business rates in excess of £5million⁵.

3.8 It has not been possible to access all of the following information as stand alone details for Burgess Hill but statistics show that Mid Sussex residents tend to have higher qualification levels than residents across the whole of West Sussex and the South East region. A third (33%) of working age residents hold a Level 4 qualification, compared with just 31% in West Sussex as a whole. In 2009/10, 67,200 of Mid Sussex's working age residents were economically active. This represents under nine out of ten (85.5%) of the district's working age residents. This is amongst the highest economic activity rate in the county and higher than both West Sussex (81.5%) and the South East (79.3%) as a whole⁶.

3.9 The unemployment rate in Mid Sussex (5.1%) is lower than in both West Sussex (6.1%) and the South East (6.1%). Just over seven out of ten (71.4%) of Mid Sussex's working residents are employed full time. Residents in Mid Sussex are more likely to work in higher level occupations. By contrast, Mid Sussex workers are more likely than residents to be employed in lower level occupations. This suggests that many of the district's residents commute out of the District to higher level jobs, whilst many local residents are employed in lower level occupations⁷. Again, this information has not been gathered for Burgess Hill but it is a useful set of details provided at a District level.

Environmental Characteristics of Burgess Hill

3.10 Within the Neighbourhood Plan area, there are no Sites of Special Scientific Interest (SSSI) in Burgess Hill however one (Ditchling Common) is adjacent to the built up area boundary on the eastern side of the town. There are 3 Sites of Nature Conservation Importance (SNCIs) and 1 Local Nature Reserve (LNR). There are no Special Protection

⁵ Burgess Hill Business Park Association <http://www.bhbpa.co.uk/>

⁶ http://www2.westsussex.gov.uk/LEA/Midsussex_Spatial_Area_Factsheet.pdf

⁷ http://www2.westsussex.gov.uk/LEA/Midsussex_Spatial_Area_Factsheet.pdf

Areas (SPAs), Special Areas of Conservation (SAC) or Ramsar sites within the District. Ancient Woodland is an important ecological resource within the District. There are 5.92 hectares within the built up area boundary. The District Council manages the complex of important ancient, coppiced woodlands and meadows in the Bedelands Local Nature Reserve (LNR) north of Burgess Hill.

- 3.11 There are 3 Conservation Areas within Burgess Hill, which are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". There are 9 listed buildings within the town. Of the Grade I and Grade II* listed buildings none are at risk.
- 3.12 In general, air quality in Mid Sussex is good and this is the case for Burgess Hill. The Environment Act 1995 requires Local Authorities to assess air quality and establish Air Quality Management Areas to ensure air quality problems are dealt with. Under this Act, a wide range of pollutants are monitored. There is only one Air Quality Management Area within Mid Sussex, at Stonepound Crossroads, Hassocks.
- 3.13 As part of the production of the District Plan, a Strategic Flood Risk Assessment (SFRA) 2008 has been completed which identifies all areas at risk from flooding and informs the policies of the District Plan. It states that tributaries of the River Adur lie immediately to the north of the built up area boundary of the town, to the west and south west of the town and also through the eastern part of the town. It also states that the Worlds End area of Burgess Hill (north east part of the town) suffers from localised flooding problems resulting from overland flow and surcharging sewers during periods of heavy rainfall. For developments within these areas, a Flood Risk Assessment (FRA) will be required.
- 3.14 The boundary of the South Downs National Park lies to the south of the Burgess Hill built up area boundary of Franklands ward.

Social Characteristics of Burgess Hill

- 3.15 Mid Sussex and indeed Burgess Hill is not a deprived area when measured against national statistics. The Indices of Deprivation 2010 places Mid Sussex 315th out of 326 local authorities (where 1 is the most deprived)⁸. However, this headline statistic masks

⁸ http://www.midsussex.gov.uk/media/Indices_of_Deprivation_2010.pdf

some very local issues and several communities in Burgess Hill find it difficult to access the benefits enjoyed by others.

- 3.16 In common with other parts of the South East, house prices in Mid Sussex have increased rapidly over the past decade. The average price of a house in June 2010 in Mid Sussex was £297,930, which fell to £274,610 (January – March 2012)⁹. However, this is one of highest of all the Districts in West Sussex (Horsham and Chichester are higher) and above the County and South East averages. Average house prices are 10.1 times the annual gross full time earnings of people who are living in the District and 11.1 times the earnings of people who work in Mid Sussex. These averages for Mid Sussex are useful indicators to the housing market in Burgess Hill. Strategic objective 1 of the refreshed Mid Sussex District Housing Strategy 2012-2014 is to address the shortage of affordable housing in the District. This includes through new built and making better use of existing stock.
- 3.17 The housing offer in Mid Sussex is dominated by private sector ownership (80%), hence there are low levels of social housing (10%) and private renting (10%). The housing offer is focused towards larger (four or more bedrooms) detached and semidetached housing. This pattern is illustrated clearly in Burgess Hill and the other towns where detached and semi-detached housing make up over 60% of the housing stock¹⁰.
- 3.18 Overall the health of Mid Sussex District residents is good. Life expectancy is 78 for men and 81.4 for women, which is similar to the rest of West Sussex. Mid Sussex (and Burgess Hill) has an aging population and it is expected that this trend will continue in future years. According to West Sussex County Council projections more than half (55%) of the increase in population over the next 20 years is expected to be amongst people who are aged 65+ years.
- 3.19 Mid Sussex District is considered to contain a high quality environment and is a popular place to live. However the Mid Sussex PPG17 Assessment of Open Space¹¹ considers that the District-wide priority for enhancing greenspaces needs to be focussed on Burgess Hill. Overall, provision here has the lowest quality and value amongst the three towns in Mid Sussex.

⁹ http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/html/45ug.stm [accessed June 2012]

¹⁰ Strategic Housing Market for Mid Sussex - <http://www.midsussex.gov.uk/7672.htm?pageid=3641>

¹¹ http://www.midsussex.gov.uk/media/MidSussex_MainReport070906.pdf

4.0 BURGESS HILL SUSTAINABILITY ISSUES

4.1 As part of the Sustainability Appraisal it is necessary to identify the key sustainability issues facing the town. These have been informed through the following sources:

- Consultation comments on the Burgess Hill Town Wide Strategy attached as **Appendix B**
- A review of the plans and policies outlined in the District Plan SA and the those summarised in **Appendix C**
- Collection and analysis of baseline data (Section 3 of this report)

4.2 The sustainability issues are set out under the headings of economic, environmental and social and provided as a SWOT (**S**trength, **W**eaknesses, **O**pportunities, **T**hreats) table.

Economic Issues for Burgess Hill

<p>Strengths</p> <ul style="list-style-type: none"> • Strategically located close to main trunk roads and Gatwick Airport. • Good rail links to London and South Coast. • Good existing business areas/parks - an established employment location. • Relatively low unemployment. • Well educated local population. • The availability of a range of business premises. • Key national and international firms located within the town. • Availability of space for new business development. 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Some business units are out of date and not suitable for modern businesses. • Burgess Hill may not be viewed as a serious business location compared to Crawley. • No clear framework to improve business areas • Employment sites being lost to other uses. • Out commuting from town means key staff being lost to other areas. • Environmental quality of business areas and town centre can be poor. • Town centre considered to be out of date and limited in choice. • High retail spend out of Burgess Hill.
<p>Opportunities</p> <ul style="list-style-type: none"> • Clear planning guidelines to support progressive redevelopment to provide modern floorspace within business areas. • Work with existing partnership in town centre to deliver redevelopment options and proposals and Burgess Hill Business Parks Association to improve business areas. • Consider redevelopment options for existing employment areas. • Work with business park association in particular on improvements to employment areas. • Provide new business areas for inward investment. • Deliver the actions within the Town Wide Strategy and District Plan. • Work with higher education/universities in developing research/innovation opportunities. 	<p>Threats</p> <ul style="list-style-type: none"> • Loss of key employment sites. • Loss of important local businesses from the town. • Image of Burgess Hill in terms of town centre vitality continues downwards. • Out commuting continues to grow. • New development for employment created outside local area in competition. • Landowners/developers/business not able to finance improvements or bring forward new development opportunities.

Environmental Issues for Burgess Hill

<p>Strengths</p> <ul style="list-style-type: none"> • Burgess Hill considered to be a town containing a high quality residential environment. • Contains a number of conservation areas and listed buildings. • Contains a number of ancient woodlands and nature reserves valued by local residents • Good air quality levels. • Proximity to the South Downs National Park and Ditchling Common which provides an high landscape setting and outdoor resource of national standards for local residents. • Some of the residential areas offer good local good open space opportunities. 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Limited open space provision in some parts of the town. • Quality and value of open space can be low. • Limited areas of biodiversity enhancement and improvement. • Limited bus service and high use of cars creating noise and pollution. • Limited enhancement/improvements to conservation areas. • Large number of houses constructed to low sustainability codes in the past. • A number of backland development allowed in recent years.
<p>Opportunities</p> <ul style="list-style-type: none"> • Create new conservation areas or local areas of historic interest. • Improve provision and value of open space • Consider future of ancient woodlands and other sensitive areas. • Consider options for improving biodiversity within the town. • Provide opportunities to walk, cycle and use public transport around town. • Create list of assets of community value • Detailed FRA to be submitted with applications for development. • Build new houses to a high sustainable code rating. 	<p>Threats</p> <ul style="list-style-type: none"> • Loss of open space through development. • Limited funds to maintain/enhance open space. • Erosion of historic environment through inappropriate development/owners unable to maintain buildings. • Increased pollution and noise. • Increased traffic congestion. • Local flooding in some areas. • Loss of local character and quality of residential areas due to backland development.

Social Issues for Burgess Hill

<p>Strengths</p> <ul style="list-style-type: none"> • Considered to be a town with a good quality environment and a pleasant place to live and work. • Good connections with main road network and direct train route north and south. • A range of residential property available and employment premises. • A wide range of good community facilities for local people. • A strong sense of community in a number of neighbourhoods. • Accessibility to the South Downs National Park and Ditchling Common. • Accessibility to public open and the countryside. • Considered to be a safe town. • Good standard of local schools. • Healthy population and relatively limited pockets of deprivation. 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Accessibility to open space and community facilities can be poor in some areas. • Large housing estates on outskirts of town have been planned with limited or no neighbourhood facilities/shops/open space. • Accessibility to town centre, employment and road network from east of railway line is constrained. • Over-reliance on the car for transport. • Some community halls and buildings are inadequate. • House prices are high compared to local wages. • High level of out commuting to work outside the town. • Town centre is considered limited in choice and vitality. • No provision for post 16 education. • Significant retail investment in major neighbouring towns.
<p>Opportunities</p> <ul style="list-style-type: none"> • Work with town centre partnership to improve quality of town centre. • Encourage new retail opportunities within the centre. • Provide enhanced and new walkways and cycle routes. • Consider community transport options. • Provide an action programme to improve local community facilities where needed • Improve east to west links. • Ensure accessibility for all age groups and community groups in new development. 	<p>Threats</p> <ul style="list-style-type: none"> • Aging population. • Loss of services such as bus, local shops. • Limited funds to upkeep/improve/build new community facilities. • No proposals for post 16 education. • Out commuting continues leading to congestion. • New developments come forward without adequate provision for open space and local facilities. • No overall plan or coordination across the town that brings together the needs to town, its neighbourhoods and communities. • Limited new affordable housing provided.

5.0 Sustainability Framework – Objectives

- 5.1 In order to undertake the Sustainability Appraisal process, it is necessary to identify sustainability objectives and indicators (by which to measure these objectives) to enable an assessment to be made of the emerging options of the Neighbourhood Plan. The sustainability objectives and indicators combined are known as the Sustainability Framework.
- 5.2 The development of these objectives has taken into consideration the sustainability objectives of the draft revised District Plan Sustainability Appraisal and issues identified within the SWOT analysis in Section 4 of this report.
- 5.3 The primary aim of the sustainability framework is to assess all realistic and relevant options for the Neighbourhood Plan in order to determine which option is the most sustainable, given alternatives. The sustainability indicators have also been developed to provide a mechanism to measure how the Neighbourhood Plan, once adopted, is contributing towards sustainable development. To establish the indicators a number of issues have been considered, particularly:
- where information is currently available,
 - where the District Council has already set targets,
 - their relevance to planning matters and the influence the BHNP can have on achieving them.
- 5.4 The proposed sustainability objectives and associated indicators (framework) for the Sustainability Appraisal of the BHNP are set out below. For reference the draft objectives for the Burgess Hill Neighbourhood Plan are attached as **Appendix F**.

Themes and Objectives

Ref	Sustainability Objectives	Indicators	
1	To improve accessibility and the standard of community facilities and services for everyone in Burgess Hill.	<ul style="list-style-type: none"> Average distance residents live from local services. Number of improved, extended or new local/community facilities. 	Social
2	Develop sustainable communities within the neighbourhoods of Burgess Hill that are safe, healthy and inclusive.	<ul style="list-style-type: none"> Number of new, extended or improved health facilities. Number of developments achieving secure by design status. Number of new houses built to lifetime homes standards and improvements made to accessibility to new and retained community facilities. 	Social
3	Ensure the delivery of new homes in accessible locations that are affordable and sustainable.	<ul style="list-style-type: none"> Number of new homes completed per annum. Number of affordable homes completed. Number of new homes built within 10 minute walk (800m) from a bus stop and 15 minute (1.2km) walk from a railway station. Number of dwellings built to code for sustainable homes standards. 	Social
4	To improve accessibility and the standard of public open space, leisure and recreation facilities in Burgess Hill	<ul style="list-style-type: none"> Number of new within a 10 minute walk (800m) of accessible open green space. Amount of new, improved or extended leisure/recreational facilities in the town. 	Social
5	To ensure development does not take place in areas of flood risk or where it may cause flooding elsewhere	<ul style="list-style-type: none"> Number of applications submitted for development in flood zones. <p>Number of objections raised by the EA to applications for development.</p>	Environmental
6	To make the best use of the land	<ul style="list-style-type: none"> Quantum of development built on 	Environmental

	through promoting development of brownfield land and ensuring there is an efficient use of land in greenfield developments.	<p>brownfield land.</p> <ul style="list-style-type: none"> • Density of new housing. • Number of new mixed use developments. 	
7	Protect the loss and encourage the re-use of historic and significant buildings, the management of conservation areas or assets of community value.	<ul style="list-style-type: none"> • Number of conservation areas with appraisals and management proposals. • Number of buildings registered on the asset of community value. • Number of applications relating to listed buildings. 	Environmental
8	Protect and improve areas of existing landscape value and open space identified by local communities.	<ul style="list-style-type: none"> • Number of areas identified as being of value by local communities. • Number of landscape enhancement schemes and improved areas of open space. 	Environmental
9	Provide new areas of landscape as part of development proposals and new areas of open space where there are deficiencies.	<ul style="list-style-type: none"> • Number of new landscape proposals. • Number of new open space areas. • Reduction in open space deficiencies identified by MSDC. 	Environmental
10	Protect and enhance the biodiversity of Burgess Hill and encourage new opportunities as part of proposed developments.	<ul style="list-style-type: none"> • Number of improvement schemes to SNCI's and LNR's¹² in Burgess Hill. • Number of schemes to enhance biodiversity across the town. • Condition of ancient woodland in the town. 	Environmental
11	Promote use of public transport and address the decline in bus services and identify areas of congestion and pedestrian/traffic conflict. Work with authorities to address these.	<ul style="list-style-type: none"> • Number of developments with sustainable travel plans. • Number of new traffic management schemes to improve safety and reduce congestion. • Number of improvements made to public transport provision and facilities. 	Environmental

¹² Local Nature Reserves and Sites of Nature Conservation Interest

12	Encourage and support new and existing businesses and promote the enhancement of business units, locations and estates.	<ul style="list-style-type: none"> • Number of existing businesses expanding/relocating within the town. • Number of improvements made to existing business buildings and sites. • Number of improvement schemes for business parks/estates/general business locations. 	Economic
13	Encourage a range of businesses and jobs for local people within Burgess Hill.	<ul style="list-style-type: none"> • Number of new businesses locating to Burgess Hill. • Mix of business types and sectors. 	Economic
14	Encourage the development and enhancement of the public realm of the town centre and a range of retail choice across Burgess Hill.	<ul style="list-style-type: none"> • Number of redevelopment projects for the town centre. • Number of new shops within the town centre and neighbourhoods. • Number of public realm improvement projects in the town centre. 	Economic
15	Resist the loss of existing retail units in neighbourhoods where identified important by local communities.	<ul style="list-style-type: none"> • Number of shops lost to other uses. 	Economic

6.0 NEXT STEPS AND CONCLUSION

- 6.1 This document sets out the baseline information for Burgess Hill and provides a brief overview of the plans and policies that will influence the production of the Burgess Hill Neighbourhood Plan. It also sets out the current sustainability issues facing the town and the sustainability objectives the Neighbourhood Plan should strive to achieve.
- 6.2 Burgess Hill Town Council welcome views and feedback on the scoping report and a copy has been sent to all organisations outlined in **Appendix A**. It is also available on the Town Council website at: <http://www.burgesshill.gov.uk/neighbourhoodplan>.
- 6.3 The proposed timetable for developing and producing the Neighbourhood Plan and the accompanying Sustainability Appraisal will be determined by the timetable for the District Plan however at this stage, the draft Neighbourhood Plan is programmed for publication by late November 2012 with a consultation period during January/February 2013. This timetable is likely to change as in line with the work on the District Plan.
- 6.4 Comments made on this Scoping Report will be taken into account when preparing the finalised sustainability framework on which to test the emerging Neighbourhood Plan and options contained within. Where necessary, further assessment of the options will be undertaken, along with any updating of baseline data, plans and policies.
- 6.5 A Sustainability Appraisal Report will be published alongside the Neighbourhood Plan and these will both be subject to an Examination.

APPENDIX B

List of consultees for the Burgess Hill Neighbourhood Plan Scoping Report

Statutory Consultees

Natural England

Environment Agency

English Heritage

Other Consultees

Mid Sussex District Council

West Sussex County Council

Burgess Hill Councillors

Southern Water

South East Water

Sussex Police

NHS Sussex

Friends of the Green Circle