

Hurstpierpoint & Sayers Common Neighbourhood Plan Scoping Report for the Sustainability Appraisal



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1. INTRODUCTION

- 1.1. This document forms the Scoping Report (SR) for a Sustainability Appraisal (SA) incorporating the requirements for a Strategic Environmental Assessment (SEA) that will be used to guide the formulation of the Neighbourhood Plan (NP) for the Parish of Hurstpierpoint & Sayers Common (H&SC).
- 1.2. The NP will set the long term vision for the Parish over the next 20 years. It will replace the existing Parish Plan. The National Planning Policy Framework (NPPF) confirms that Neighbourhood Plans will give local communities “the direct power to develop a shared vision of their neighbourhood and deliver the sustainable development they need”.
- 1.3. The NP will be a local level planning policy document for the parish of H&SC. It will form part of the Mid Sussex Local Development Framework (LDF). The NP must be in conformity with the District Plan, and the NPPF. Once adopted, it will be a Local Development Document (LDD) and part of the Development Plan. As such it will be a material consideration used to make decisions on planning applications.
- 1.4. Section 39 of the Planning and Compulsory Purchase Act 2004 requires LDD’s to be prepared having regard to achieving the aims of sustainable development. As such a SA should be prepared, submitted and examined alongside the plan to which it refers. Sustainable Development is also the ‘golden thread’ that runs through current national planning guidance, the NPPF.
- 1.5. Strategic Environmental Assessments (SEA’s) involve the evaluation of the environmental impact of a plan or programme. The requirements for SEA is set out in the European Directive 2001/42/EC. This is enacted into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.6. Government guidance suggests incorporating the SEA process into the SA and consider economic and social effects alongside the environmental effects considered through the SEA. It is proposed to follow this approach and it should therefore be noted that reference to SA incorporates the SEA.
- 1.7. The NP will assist with the aims of achieving sustainable development as it seeks to ensure that development within the parish meets the needs of those living, working and frequenting it, whilst seeking to minimise adverse environmental impacts. The SA will inform the NP, so that the NP is prepared in the most sustainable manner possible.
- 1.8. Sustainable development is about ensuring a better quality of life for everyone, now and for future generations. The NPPF sets out the three main dimensions to sustainable development: economic, social and environmental, and that these are all mutually dependent. The UK government has set five guiding principles that need to be adhered to in order to achieve the sustainable development.

FIVE GUIDING PRINCIPLES

1.9. They are:

- **Living within environmental limits.** This means respecting the limits of the planet's environment, resources and biodiversity - to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations;
- **Ensuring a strong, healthy and just society.** This means meeting the diverse needs of present and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunities for all;
- **Building a strong, stable and sustainable economy.** This means providing prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised;
- **Promoting good governance.** This means means actively promoting effective, participative systems of governance in all levels of society - engaging people's creativity, energy and diversity; and
- **Using sound science responsibly.** This means ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through precautionary principle) as well as public attitudes and values.

1.10. This Scoping Report (SR) will set out the scope of the SA (including the SEA), for consultation with the relevant environmental bodies. The consultation will include Mid Sussex District Council (MSDC), Environment Agency (EA), English Heritage (EH), Natural England (NE), South Downs National Park (SDNP), Southern Water and other stakeholders, including West Sussex County Council (WSCC).

2. BACKGROUND

2.1. The NP is at an early stage of preparation. Stakeholder engagement has commenced with Parishioners and an initial set of objectives have been formed. A series of broad areas were suggested within the consultation documents and included:

- Keeping the village-feel and sense of place
- Protecting and enhancing the environment
- Promoting economic vitality
- Ensuring cohesive and safe communities
- Supporting healthy lifestyles

2.2. From these a more detailed set of objectives have developed. These may be refined as the process continues, including a result of this SR, and through consultation with stakeholders. At this time they are:

- A need for approximately 200 new homes within the Parish;
- Significant new areas of public open space;
- Protecting the countryside;
- Keeping a 'village feel' in our communities;
- Traffic management and parking;
- Restricting development at Sayers Common;
- Contributing to the Burgess Hill northern expansion, but protecting the residential community at Goddards Green; and
- Improved community facilities.

2.3. Of these broad objectives, further aims have been set under each main area. The following objectives have also been set:

- **Housing Sites in Hurstpierpoint:** 140 new homes at Little Park Farm; 17 at Highfield Drive and about 60-65 at Chalkers Lane;
- **Amenity Space:** About 20 hectares (50 acres) of public open space on the north side of Hurstpierpoint and about 20 hectares (50 acres) of community sport outdoor space adjacent to Jane Murray Way, Burgess Hill.
- **Business Park at Goddards Green:** About 14 hectares (35 acres) of development for new employment.
- **Traffic And Parking:** New traffic management schemes in the High Street, Cuckfield Road and College Lane and more on street car parking near the High Street in Hurstpierpoint.
- **Countryside Issues:** The introduction of 'quiet lanes' in the countryside area and identification and protection of special conservation areas.
- **Public Amenity:** Proposal to redevelop the Fairfield Recreation Pavilion for sports and community use, and additional playing field for St Lawrence School.

- 2.4. The SR acknowledges that there is land to the north of Goddards Green which has been identified by WSCC as a preferred site for a waste facility, which may include a transfer, recycling or treatment plant. The site is approximately 8ha in size and located to the north of the A2300 and the east of the Cuckfield Road. To the east of the site is an existing waste treatment site.
- 2.5. WSCC assessment of the site concluded that *“the site fits well with the spatial strategy for built waste facilities, it is situated outside the SDNP and AONB and is well related to the ALR. The site could serve the north east of the county. Although the site is not previously developed land, there are potential opportunities for co-location of waste uses”*.
- 2.6. Neighbourhood Plans do not cover Waste Planning as these are County matters. The SR must acknowledge this site has been formally identified, but note that it cannot plan for this potential facility.

3. METHODOLOGY

- 3.1. H&SC is a large parish that borders the town of Burgess Hill, which is located to the north east. The emerging District Plan envisages a significant quantum of new housing at Burgess Hill, which will impact on H&SC and the settlement of Goddards Green. Following careful consideration, the Parish Council have decided that the whole of the Parish, including the area effected by development at Burgess Hill should be included in the NP.
- 3.2. The development of the NP has been influenced by other plans, policy, and environmental objectives such as those set by the EU. As part of the baseline review for this SR, a policy context section is included at Appendix A. This covers the National, Regional and District Policy context. This will be used to ensure that the NP is progressing in accordance with the these policy requirements.
- 3.3. This document includes a review of the existing evidence base which has been collated from a variety of sources and has been used in the preparation of the NP. This includes data obtained from the Office of National Statistics (ONS), 2001 census, emerging information available from the 2011 census, data contained in the English Indices of Multiple Deprivation 2010 and documents produced by Mid Sussex District Council (MSDC) as part of the Evidence Base to the emerging District Plan.
- 3.4. Baseline data has been collected for the criteria required by the SEA Directive and the UK SEA Regulations. These criteria are: landscape and townscape; biodiversity, flora and fauna; air quality; archaeology and cultural heritage; soils and geology; water; population; human health; material assets; and climatic factors. This data will form the sustainability baseline. As noted in the introduction, sustainable development encompasses more than just environmental issues and includes economic and social factors, which are inter-related to one another and with environmental issues. The baseline data will therefore include information relating to the three strands of sustainable development.
- 3.5. Coupled with the above SEA Directive requirements, reference will also be made to the set of 18 Sustainability Objectives set out in the Mid Sussex Sustainability Appraisal Consultation Draft document, published in November 2011. Whilst not all these will directly relate to a neighbourhood level, they are essential to consider as any aims of the NP must accord with these.
- 3.6. Mid Sussex Sustainability Objectives 2011 are:
 - To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.
 - To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.
 - To improve the access to health facilities and reduce inequalities in health.
 - To maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and increase access to educational facilities.

- To create crime resistant communities.
- To improve accessibility to retail and all community services and recreation and leisure facilities.
- To improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance.
- To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts (SEA).
- To conserve and enhance the District's biodiversity (SEA).
- To protect, enhance and make accessible for enjoyment, the District's countryside (SEA).
- To protect, enhance and make accessible for enjoyment, the District's historic environment (SEA).
- To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car.
- To reduce waste generation and disposal, and achieve the sustainable management of waste, including the amount of waste that is either re-used or recycled. To maintain and improve the water quality of the District's watercourses and aquifers, and to achieve sustainable water resources management (SEA).
- To increase energy efficiency, and the proportion of energy generated from renewable sources in the District and to utilise sustainably produced and local products in new developments where possible.
- To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.
- To sustain economic growth and competitiveness across the District.
- To encourage the development of a buoyant, sustainable tourism sector.

4. POLICY CONTEXT

- 4.1. The H&SC NP will need to comply with local, regional and national planning policy guidance and other relevant programmes. The MSDC SA has already reviewed all the relevant policy, programmes, strategies and guidance which have influenced the development of the District Plan. The NP will need to be in general conformity with the District Plan and it is therefore not proposed to appraise documents that have already been reviewed by that process.
- 4.2. The Mid Sussex Consultation Draft SA was produced in November 2011 and so has not considered the new guidance contained in the NPPF, published in March 2012. An appraisal of the salient points of the NPPF is therefore set out below. Should any new relevant plans or programmes be identified, within any tier of government, during the production of the NP, then these will be reviewed in due course and incorporated within the SA.
- 4.3. Appendix A comprises a summary of the local programmes, plans and other documents which have influenced the NP.

National Policy Update

- 4.4. At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a 'golden thread' running through both plan-making and decision-taking.
- 4.5. Paragraph 9 states that pursuing sustainable development “involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):
- *making it easier for jobs to be created in cities, towns and villages;*
 - *moving from a net loss of bio-diversity to achieving net gains for nature;*
 - *replacing poor design with better design;*
 - *improving the conditions in which people live, work, travel and take leisure; and*
 - *widening the choice of high quality homes.*
- 4.6. Paragraph 16 states that “the application of the presumption [in favour of sustainable development] will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should, inter alia:
- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
 - Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan;
- 4.7. Paragraph 17 sets out 12 core land use planning principles which should underpin all plan making. They are:
- “be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger

than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs”.

4.8. Paragraph 184 states that “the ambition of the neighbourhood 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 [Local Plan] policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies”.

5. GENERAL PARISH CHARACTERISTICS

- 5.1. H&SC is a large rural parish approximately 20 square miles in size. It had a population of 6,264 as at the 2001 census, although recent estimates now put that figure over 7,000. This population is living in approximately 2,800 homes. The Parish is located approximately 38 miles south of London and 10 miles north of the city of Brighton & Hove. The Parish of Hassocks lies to the east, Pyecombe to the south, Albourne to the west, Twineham to the north west, Bolney & Rural Cuckfield to the north and the town of Burgess Hill to the north east. Most of the Parish falls within the economic area known as the Gatwick Diamond, whilst the South Downs National Park (SDNP) covers the southern part of the Parish. The remainder of the Parish falls within the Low Weald.

Hurstpierpoint

- 5.2. The largest settlement within the Parish is the village of Hurstpierpoint, with recent estimates of the population at almost 4900. It is located toward the southern end of the Parish, (but outside the SDNP) approximately 4 miles south west of Burgess Hill. The hamlet of Hurst Wickham is located to the east, and is part of the built up area of the village. Whilst it is connected, the hamlet retains its own, distinct character.
- 5.3. The village benefits from a number of shops, pubs, sports clubs, social clubs and amenities and a private school, Hurstpierpoint College, which is located to the north east of the village. Within the village there is a fire station, small library, health centre, allotments and Primary School.
- 5.4. The closest train station is located 1.5 miles to the west, in Hassocks. The village benefits from bus services between Haywards Heath and Brighton and Albourne and Hassocks.

Sayers Common

- 5.5. The village of Sayers Common is located to the west of the Parish, approximately 1.6 miles from Hurstpierpoint, with an estimated population of approximately 770. The A23 runs north-south to the east of the village. The village benefits from a pub, allotments, church and a small industrial/business park. The Hickstead International Showground is located to the north of the village.

Goddards Green

- 5.6. At the north of the Parish is the small hamlet known as Goddards Green. It is located to the north west of Burgess Hill and falls within an area of expansion planned for Burgess Hill. Goddards Green is a loose collection of houses and includes a pub, and business/industrial areas.

Remainder of Parish

- 5.7. The north, north west and south of the Parish are rural in character. They are characterised by farmland, farms and limited, sporadic housing.

Environmental Characteristics

Landscape, Soil & Geology

- 5.8. There are two main landscape areas within the Parish. The south is dominated by the ridge line of the South Downs and the scarp slope up to the Downs. The central and northern part of the Parish is Low Weald. Both areas fall within larger SDNP and Low Weald Area.
- 5.9. The southern part of the Parish falls within the SDNP and views looking south are dominated by the steep downland scarp. The area of the SDNP that falls within Parish is known as the Hurstpierpoint Scarp Footslopes Character Area. The area has a varied character and includes arable, pastoral, small and large fields, woodland (including semi-natural ancient woodland), shaws and hedgerows. It is comprised of undulating low sandstone ridges and gentle clay vales, and falls within a larger landscape area of SDNP and Adur Vale. Soils are Lower Greensand and Gault. The area sits to the south of the village and is very distinct from the village. There is a linear network of woods running east - west through the lower part of the Parish and these are a key landscape feature. Hurstpierpoint is built along a sandstone ridge which runs east - west and is included in this landscape area. There are areas of Weald Clay throughout the area which have poor levels of permeability.
- 5.10. The central and northern parts of the Parish fall within the Eastern Low Weald. This is comprised of gently undulating low ridges and clay vales, with views of the South Downs scarp to the south of the High Weald fringes to the north. The area has a varied character and includes arable, pastoral, small and large fields, woodland (including semi-natural ancient woodland). There is a moderate to low hedgerow network. Sayers Common forms a traditional historic village development within the landscape. Hurstpierpoint College is a major landmark.
- 5.11. Both landscape areas are bisected by the A23. This feature creates a large visual linear division within the landscape. Other large roads which create prominent features in the landscape include the A2300 which runs to the north of Goddards Green and connects Burgess Hill with Hickstead.

Villagescape

- 5.12. Hurstpierpoint is a large village that benefits from a historic core, many listed, and other notable buildings. There are three separate Conservation Areas (CA). The centre of the village is covered by the Hurstpierpoint High Street CA, an area to the east of the village is covered by the Hurst Wickham CA and an area to the west, is covered by the Langton Lane CA.
- 5.13. The village takes its long and narrow shape from the spread of housing along the 18th century turnpike road used by cross country coaches. There were tollhouses to the east of the White Horse and just before New Way Lane. There are several important medieval buildings in the High Street, most of which have had their timber frames refaced with brick, clay tiles or rendering. Many now present facades of Georgian symmetry.
- 5.14. The main commercial centre of the village is the High Street which contains a variety of premises including shops, pubs, restaurants and offices. Many non-residential properties were originally houses adapted and modified over the years. Shopfronts and associated signage dominate the

ground floor street scene. As the High Street reaches the crossroads and continues past Holy Trinity Church, there is a distinct change in architectural character. Period properties line the pavements on both sides of the road, with the imposing Church always in view. The tightly packed cottages have cladding or rendered facades that belie their timber framed origins. They are painted in a palette of pastel colours which are sympathetic to the Conservation Area. Church Green and Parish Garden in the western section of the High Street provide spacious landscaped places in an otherwise enclosed area.

- 5.15. Hurst Wickham to the east is a separate Hamlet which has largely developed independently from Hurstpierpoint. More recent development to the east of the Hurstpierpoint has effectively cojoined Hurst Wickham to its larger neighbour. Despite this, the hamlet is a distinct entity and is noted for its semi-rural character.
- 5.16. Langton Lane CA is toward the western edge of the village and has a rural setting of low densities. Properties here tend to be larger and set in more generous plots, with a number of buildings listed. The tree and hedge lined road, with open spaces surrounding add to the character of the area which demarcates the boundaries of the village and the open countryside.
- 5.17. The far eastern part of the village which connects to the fringes of Hassocks and the northern part of the village are not covered by Conservation Area designations. They comprise an eclectic range of property types and styles. To the east, along Wickham Hill, properties are large, either detached or semi-detached and range from late Victorian to modern replacement dwellings. The northern parts of the village comprise more modern development.
- 5.18. Sayers Common is a smaller, elongated village with the main road (B2118) running north - south, and Reed's Lane running westwards from the village. Housing is grouped around both these thoroughfares, with further housing running east towards the A23 along Berrylands Farm. The village has a limited centre, along a linear line from the pub, to the village hall and then the church.
- 5.19. It was previously divided by the A23, but changes mean that there has been a considerable reduction in traffic through the village. There is a varied housing stock, together with a pub, village hall, church, church hall, cricket and football pitches and small children's playground. There is no Conservation Area designation in the village.
- 5.20. There are important local gaps identified between: Hurstpierpoint and Sayers Common, Hurstpierpoint and Hassocks, Hurstpierpoint and Burgess Hill, Sayers Common and Albourne.
- 5.21. Goddards Green is a small hamlet located to the north of Hurstpierpoint and to the west of Burgess Hill. The hamlet is bisected by the Cuckfield Road running north - south. Gatehouse Lane runs east of the village and Bishopstone Lane runs west. The hamlet comprises of a pub, a few houses and a number of larger commercial businesses.

Rural Landscape

- 5.22. As part of the background documents being prepared for the Neighbourhood Plan, H&SCPC have commissioned a Landscape Character Assessment (LCA) of the Parish. This was produced in

October 2012 and remains a 'Draft' document. The document also looked at landscape capacity to accept new development.

- 5.23. The LCA splits the Parish into 28 different character areas, some of which partially cover areas located outside of the Parish, but which form boundaries. The document has been undertaken with regards to the MSDC Landscape Impact Assessment. The Landscape Character Assessment for Mid Sussex, published in November 2005, Sub-divides the regional character areas into 10 distinct landscape character areas, which coincide with the West Sussex County scale character areas.
- 5.24. Hurstpierpoint and Sayers Common Parish contain two of these character areas Hurstpierpoint Scarp Footslopes (Area 3), and Hickstead Low Weald (Area 4). In 2007, consultants prepared the Mid Sussex Landscape Capacity Study which considered the landscape capacity for strategic scale development in Mid Sussex, focusing on the landscape surrounding towns and villages in the District. The study divided the landscape surrounding Hurstpierpoint and Sayers Common into fourteen local landscape character areas most of which were judged to have negligible or low Landscape capacity for strategic scale development overall.
- 5.25. The land use within the Parish is predominantly agriculture, with grazed pasture and some agricultural fields. There is a mixture of field sizes and boundary types, with pockets of woodland, particularly to the south of the Parish. There are no rivers within the parish, but there are numerous minor watercourses including Cutlers Brook, Pook Bourne, streams, field drains and ponds.
- 5.26. The LRA identified that the majority of landscape surrounding Hurstpierpoint and Sayers Common have substantial landscape sensitivity and low landscape capacity for development, particularly to the south of the Parish. They are rural areas, inconsistent with the exiting settlement pattern of Hurstpierpoint, Burgess Hill and Sayers Common and have limited existing urban influence. Areas with medium and high landscape capacity are located adjacent to existing settlements, to the north of Hurstpierpoint, west of Sayers Common and to the west of Burgess Hill.
- 5.27. The LRA identified that of the 28 character areas, 17 had low to negligible landscape capacity. Of the remaining, 5 were considered to have medium landscape capacity and 4 judged to have high landscape capacity.

Biodiversity

- 5.28. The Parish benefits from a number of area's of semi-natural ancient woodland (SNAW). These are spread widely across the Parish, with the greatest density to the south of Hurstpierpoint and within the boundaries of the SDNP. These include Stalkers Copse, Randolph's Copse and Old Wood
- 5.29. There is an elongated strip of SNAW on the north eastern side of Hurstpierpoint running from Marchants Close northwards to the Fairfield Recreation Ground. Here it connects to another area of SNAW known as Tilley's Copse, with a further area to the north east, located to the south of Hurstpierpoint College.
- 5.30. The southern side of Sayers Common is bounded by Sayers Common Wood. This runs to the west of the B2118 and across the whole southern part of the village as far east as the A23. Further south

is another SNAW known as Coombe Wood. To the west of the village is a further area of woodland, known as Furze Field which is greater in size but not a designated SNAW.

- 5.31. To the south west of Goddards Green is a large SNAW know as Blackhouse Wood. This runs from the Cuckfield Road westwards. The northern edge of this designation is set about 200m south of the village. To the south east of the village is an arc of woodland, that spreads from High Hatch Lane to Gatehouse Lane. This area of woodland is located between Burgess Hill and Goddards Green.
- 5.32. There are no areas of SSSI's or other statutorily designated areas of ecological importance within the parish.

Air Quality & Climate

- 5.33. Air quality within the Parish is generally very good, reflecting the relatively low population and rural nature. There are no Air Quality Management Area's (AQMA) within the Parish, although there is one in the neighbouring Parish of Hassocks. The A23 is a busy main route to London and the M25, via the M23, from the Sussex coast. Air quality issues have not been considered so serious as to require an AQMA due to the roads distance to any settlement.
- 5.34. The climate of the Parish, which falls to the north of the South Down is generally a temperate one, with peak summer temperatures reaching 33 degrees centigrade and minus 8 degrees centigrade in the winter. The Parrish is relatively large and so variations in temperature and local conditions will occur. Average rainfall ranges from 28mm per month in April to 50mm per month in November & December.

Noise

- 5.35. There is no DEFRA noise maps available for the area, nor have MSDC undertaken any noise studies into the area. There are major noise sources in the form of the A23 which passes through the Parish. There are also a number of other A and B roads which pass through the Parish. The centre of Hurstpierpoint, due to the mixed land uses and being the focal point of the village means is likely to experience higher noise levels. Likewise the business/industrial areas at Goddards Green and Sayers Common and the All England Jump Course all have the potential for higher than usual noise levels. As a whole, due to its rural nature, the Parish can be reasonably considered as quiet, with pockets of noise problems.

Archaeology

- 5.36. The landscape around Sayer's Common and Hurstpierpoint is a post-medieval landscape of mixed field sizes and boundaries. There are two major Roman Roads that cross through the parish. Farming and land management have had the greatest historic impact on the historic layout of the Parish.
- 5.37. There is a Schedules Ancient Monument at Randolph's Farm located to the south of Hurstpierpoint. It is a Romano-British Villa. The only remains are buried and excavations revealed

traces of building interpreted as the main domestic range of the building, approximately 30cm below ground.

- 5.38. There are no Battlefields, World Heritage Sites or Historic Parks and Gardens.

Heritage

- 5.39. As noted in the villagescape assessment there are three CA's within Hurstpierpoint. The High Street contains an eclectic array of historic buildings, and is the historic core to the village. There are a total of 92 listed buildings across the Parish, of which 52 are within Hurstpierpoint and 2 in Sayers Common. The remainder of the listed buildings are spread across the rural parts of the parish.
- 5.40. The majority of the listed buildings are Grade II, however there are 4 Grade II* listed buildings (72 High Street, The Parish Church of the Holy Trinity, High Street, Cobbs Mill, Langton Lane, Littlepark Farmhouse, Trinity Road) and 1 Grade I listed building (at Hurstpierpoint College).
- 5.41. There is a wide array of building material within the CA's of Hurstpierpoint including, lime render, local orange/red brick, handmade orange/red clay plain hanging tiles, coursed flint, local sandstone and timber weatherboarding. Beyond the CA's materials are more modern, with machine finished clay and concrete hanging tiles and roof tiles and UPVc.
- 5.42. The roofline of the High Street is traditional and includes important clusters of chimney pots, although many have been lost in recent years. There is also good quality historic lamposts along the High Street and in other parts of the CA which are similar in style to original gas lamposts. Where new lamp posts have been erected they merge well with the historic. Brick, stone, flint and bungarooge walls are the predominant boundary materials.
- 5.43. The grain of the High Street is one of a tightly lined village centre with properties dating back as far as the 14th Century. There are also Georgian, Victorian and early 20th Century properties. The Grade II* listed church is the dominant feature of the area. The main commercial centre of the village includes residential dwellings, shops, pubs, cafes, restaurants and offices. The strong character is defined by the shop fronts and hanging signs. Densities decrease as the CA spreads westwards, eastwards and northwards from the centre point in the High Street.
- 5.44. Hurst Wickham, is connected to Hurstpierpoint by two houses, but there is some physical separation in the form of hedging and a footpath. The CA comprises a narrow winding road of distinct character. There is no pavement and whilst on street parking is an issue, there is strong boundary treatment of properties which reinforces a semi-rural character.
- 5.45. The CA around West Town at the west of the village is looser grain in character. The area is semi-rural and vegetation plays an important part in the character of the area. Dwellings are larger, plots more spacious and densities considerably lower than the central parts of the village.

Water & Flooding

- 5.46. The northern part of the district is bisected by a tributary from the River Adur, which cuts from the north east of the Parish, through the All England Jumping Course at Hickstead, and runs south east, exiting the Parish at London Road. A smaller tributary from this runs parallel with Langton

Lane, passed Court Bushes Recreation Ground and to the west of Hurstpierpoint. There are other tributaries which run from the east towards Sayers Common.

- 5.47. In Hurstpierpoint, as a result of impermeable nature of the ground, there are issues with surface water drainage. There are a number of minor drainage ditches and streams along the northern, western and eastern sides of the village which are acknowledged by the EA as potential sources of localised flooding. The southern part of the village consists of sandy clays overlaying Weald Clay and there is limited soakage potential with these soils. It is this ground material which has resulted in the large number of ponds in the area. There is also an aquifer in this locality which increases the threat of ground water vulnerability. Likewise there are similar issues with the north part of the village which is also underlain by Weald Clay.
- 5.48. Sayers Common has experienced problems with historical flooding due to poor surface water drainage. There are areas of Flood Zone 2 & 3 (fluvial flood risk) from the River Adur in the area. The area is also largely characterised by Weald Clay (with exceptions of the tributaries of the River Adur which include clay, silts, sands and gravel over the Weald Clay) and there are considerable issues with surface water flooding.

6. SOCIAL CHARACTERISTICS

- 6.1. Please note that Parish Level census data from the 2011 census has not yet been publicly released.
- 6.2. According to the 2001 census, the population of 6,264 with
- 3,020 male (48.2%) and
 - 3,244 female (51.8%) residents.
- 6.3. The Parish had an average age 40.4 years old and 18.2% of the population were of pensioner age. The age cohorts were split as follows:
- 0-4 - 406 (6.6%)
 - 5-15 - 915 (14.6%)
 - 16-24 - 545 (8.7%)
 - 25-44 - 1,597 (25.4%)
 - 45-64 - 1,664 (26.5%)
 - 65-74 - 560 (9%)
 - 75+ - 577 (9.2%)
- 6.4. The total population was split between 2,636 separate households. Of these 2,636 households, 2,534 (96%) were occupied at the time of the census. This gave an average house size of 2.37 persons for all houses and 2.47 for those occupied households. There was an average of 5.95 rooms per household.
- 6.5. 2,504 (95%) of all households described themselves as white.
- 6.6. Dwellings in the Parish comprised of:
- 1042 (39.5%) detached units,
 - 1,253 (47.5%) semi-detached or terraced units, and
 - 341 (13%) flats and maisonettes.
- 6.7. Of the total Parish population 261 (4%) people were living in communal establishments.
- 6.8. Of the total number of occupied households:
- 1,940 (76.5%) were owner-occupied,
 - 371 (14.5%) were rented from the Council or a Housing Association, and
 - 223 (9%) were rented from a private landlord.

Indices of Deprivation

- 6.9. Of the total number of occupied households there were:
- 67 households (2.5%) with dependent children and no adult in employment.

- 689 (26%) households with one or more person with limiting long term illness, which accounted for a total of 857 (13.5%) people.
 - Of the total population, 4,655 (74.5%) of people were classed as having good health. There were 663 (10.5%) people providing some kind of unpaid care.
- 6.10. Of the total number of occupied households:
- 318 (12%) households had no private motor vehicles,
 - 1041 (39.5%) with at least one,
 - 908 (34.5%) with at least two and
 - 267 (10%) with three or more.
- 6.11. Of the total number of occupied households:
- 693 (26%) were pensioner households.
 - 427 (16%) were single person pensioner households.
 - 255 (9.5%) were single person households (excluding persons of pensioner age).
- 6.12. All of the pensioner households had use of bath/shower and toilet. 224 (32%) pensioner households had access to a private motor vehicle. 554 (80%) of pensioner households were owner-occupied.

Human Population

- 6.13. The indices of multiple deprivation (IMD) is a composite indicator used to compare deprivation. It is made up of a number of factors including: employment, income, health, education/training, barriers to housing, crime and living environment. The IMD can be expressed as a comparison to the rest of England and also as a comparison to the rest of Mid Sussex. IMD's are sub-divided into Lower Super Output Areas (LSOA's) and based on a range of indicator which reveal if an LSOA suffers from 'multiple' deprivation issues.
- 6.14. If an area has low overall deprivation, this does not suggest that it has no deprivation issues, but that broadly there is not a multiple range of deprivation issues. It is not a measure of wealth, but solely a measure of deprivation. An area which has low deprivation will not necessarily be a wealthy area, an area of higher deprivation will not necessarily be a poorer area. The LSOA's are not of uniform size and they cover an area of population, not geographic size.
- 6.15. There are 32,482 LSOA's in England, with 1 being the most deprived and 32,482 being the least.
- 6.16. The South East of England contains the lowest number of the most deprived LSOA's, and highest number of the least deprived LSOA's. Mid Sussex is one of the least deprived districts in England, being the 13th least deprived overall. It contains no LSOA's in the most deprived 20% and only one in the most deprived 30%. Conversely it contains 28 LSOA's in the least deprived 5%.
- 6.17. The whole Parish is covered by five separate LSOA's. Of these, four fall wholly within the Parish, whilst one also covers a large part of the Pyecombe Parish.

- 6.18. This, southern LSOA is ranked as 17,843 on the overall IMD. There are two LSOA which largely cover Hurstpierpoint village and some limited surrounding countryside. The eastern one of these is ranked at 31,903 and the western one at 27,918. A large LSOA which covers the north of Hurstpierpoint and runs to Goddards Green is ranked at 22,2210. The last LSOA which cover the west of the Parish and includes Sayers Common is ranked at 13,658.
- 6.19. None of the LSOA's in the Parish were in the bottom 30% most deprived in the country, which is deemed a measure of some form of problematic deprivation. There are however disparities within the Parish between the LSOA's which cover the village of Hurstpierpoint and the LSOA which covers the village of Sayers Common.
- 6.20. The majority of Hurstpierpoint is covered by two LSOA's which show very minimal overall deprivation. In fact the eastern most of the LSOA's in the least deprived 2% of the country. The western most LSOA is in the least deprived 15% of the country. These rankings are not surprising given that overall Mid Sussex is in the least deprived 20 Local Authorities in the whole of England. 43% of Mid Sussex LSOA's are within the least deprived 10% in England. However, it should be noted that despite being in the least deprived 2% of LSOA's in England, there is a problem in the eastern LSOA with access to housing and services. It ranks just within the most deprived 50%.
- 6.21. The LSOA which covers the southern part of the Parish and a few roads in the south of Hurstpierpoint, is in the least deprived 50%, whilst the northern LSOA, which covers the north eastern corner of Hurstpierpoint and the rural part of the Parish, including Goddards Green is in the least deprived 35%.
- 6.22. The southern LSOA which also covers the Pyecombe Parish is harder to analyse, as it shares data with another Parish. There is no reason to assume that the parts of Hurstpierpoint that it does cover (New Way Lane, South Avenue, Central High Street and Brighton Road), should be anymore deprived than other parts of Hurstpierpoint. Nevertheless it appears that the northern and southern LSOA's are more deprived relative to much of Mid Sussex. The biggest issues facing both LSOA's is barriers to housing and services, which is acute. The LSOA shared with Pyecombe Parish is in the most deprived 2% for barriers to housing and services, and the northern LSOA is just outside the most deprived 20%.
- 6.23. The LSOA which suffers from the highest levels of deprivation in the Parish, covers the western part of the Parish and the whole of Sayers Common. This LSOA is in the most deprived 45% of England. Within Mid Sussex, there is only 1 other LSOA which is more deprived and that is in Haywards Heath. The Sayers Common LSOA is more deprived than any LSOA's in Burgess Hill or East Grinstead. The biggest challenges facing this LSOA are income deprivation (most deprived 45%), employment (most deprived 50%), education/training (most deprived 35%). Within education/training there is slightly greater deprivation with school education (most deprived 30%). Finally, the LSOA shows high deprivation with access to housing and services (most deprived 5%).
- 6.24. Table 1 sets out the ranking for each LSOA. It should be noted that the access to housing rank is derived from two scores: Geographical Remoteness (distance to food shop, GP, school & post

office) and Wider Barriers (affordability). The education/training rank is also derived from two scores: Education (educational attainments) and Training (qualifications and skills of workforce).

- 6.25. This indicates there are issues in the Parish with Access to Housing/Services. Within this category, both the south of the Parish LSOA and western LSOA, including Sayers Common, are in the most deprived 5% of country. However, assessment of this indices shows that the most severe cause of this deprivation is the restrictive access to services, which is unsurprising given the rural location of the area. It may however also show that there are limited services in an area and difficulty in accessing this either through low car ownership or inability to access public transport. Wider barriers to housing is not such an acute an issue.
- 6.26. The LSOA covering the west of the Parish and Sayers Common performs poorly compared to the rest of the Parish, Mid Sussex and the south east of England. There is relatively more deprivation here than most parts of Mid Sussex as a result of income, employment and education/training issues.

Comparison Tables for LSOA's

- 6.27. Comparison tables for the 5 LSOA's within the Parish are set out below.
- 6.28. The Tables below cover the 5 LSOA's that fall within the Parish of Hurstpierpoint and Sayers Common. The Tables are broken down into component ranks for each of the LSOA's.
- 6.29. Each score is ranked out of 32,482, with 1 being the most deprived and 32,482 being the least deprived.
- 6.30. The Education/Training Rank is comprised of the next two scores - Education Rank and Skills/Qualifications Rank.
- 6.31. The Barriers to Housing/Services Rank is comprised of the next two scores - Geographic Remoteness and Wider Barriers to Housing.
- Ranks given in Dark Blue are in the least deprived 10% of LSOA's.
 - Ranks given in Light Blue are in the least deprived 20% of LSOA's
 - Ranks given in Red are in the most deprived 10% of LSOA's.
 - Ranks given in Orange are in the most deprived 20% of LSOA's.

6.32. **Table 1. South of Parish/Pyecombe**

Overall Rank	17,843
Income	24,897
Employment	28,436
Health	29,102
Education/ Training. Overall Rank	27,281
Education Rank.	23,766
Skills/Qualifications Rank	28,995
Barriers to Housing/Services Overall Rank	572
Geographic Remoteness	334
Wider Barriers to Housing	20,938
Crime	20,965
Living Environment	4,343

6.33. **Table 2. East of Hustpierpoint Village, Including Hurst Wickham**

Overall Rank	31,903
Income	31,411
Employment	31,455
Health	31,253
Education/ Training. Overall Rank	31,563
Education Rank.	31,523
Skills/Qualifications Rank	30,223
Barriers to Housing/Services Overall Rank	15,956
Geographic Remoteness	6,520
Wider Barriers to Housing	25,280
Crime	27,260
Living Environment	26,044

6.34 **Table 3. West of Hurstpierpoint Village**

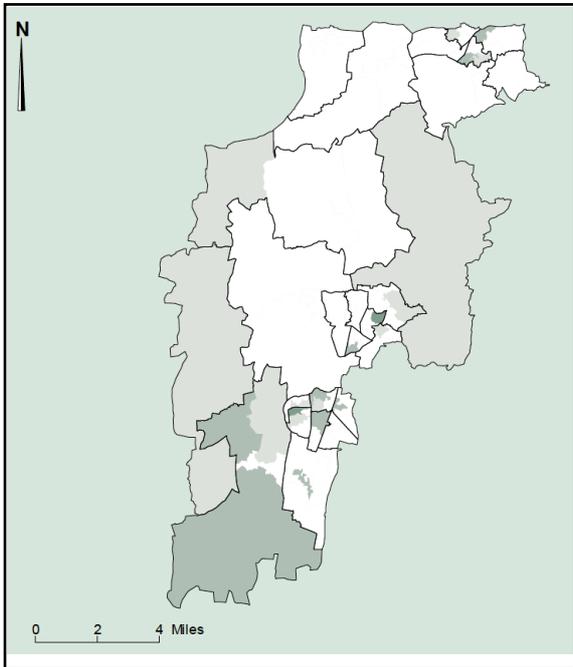
Overall Rank	27,918
Income	20,395
Employment	27,231
Health	27,501
Education/ Training. Overall Rank	23,148
Education Rank.	18,562
Skills/Qualifications Rank	29,936
Barriers to Housing/Services Overall Rank	21,627
Geographic Remoteness	11,499
Wider Barriers to Housing	22,953
Crime	19,671
Living Environment	29,518

6.35 **Table 4. Sayers Common & West of Parish**

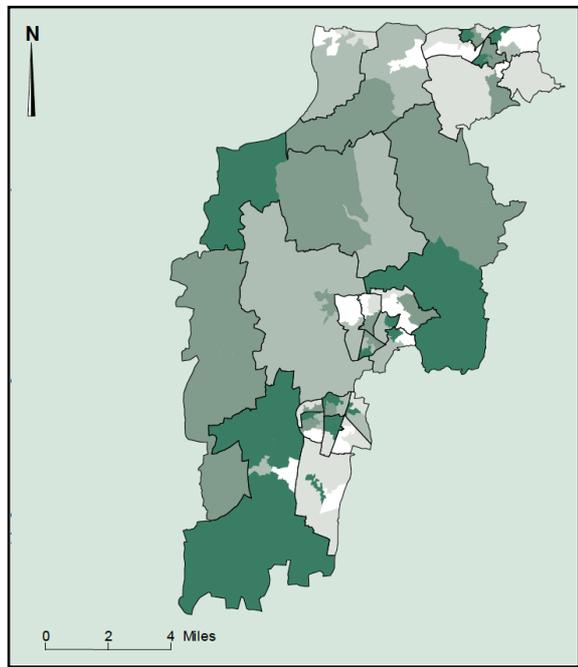
Overall Rank	13,658
Income	13,430
Employment	15,223
Health	20,037
Education/ Training. Overall Rank	11,474
Education Rank.	7,929
Skills/Qualifications Rank	16,749
Barriers to Housing/Services Overall Rank	1,093
Geographic Remoteness	809
Wider Barriers to Housing	16,846
Crime	25,134
Living Environment	27,288

6.36 **Table 5. North of Parish & Goddards Green**

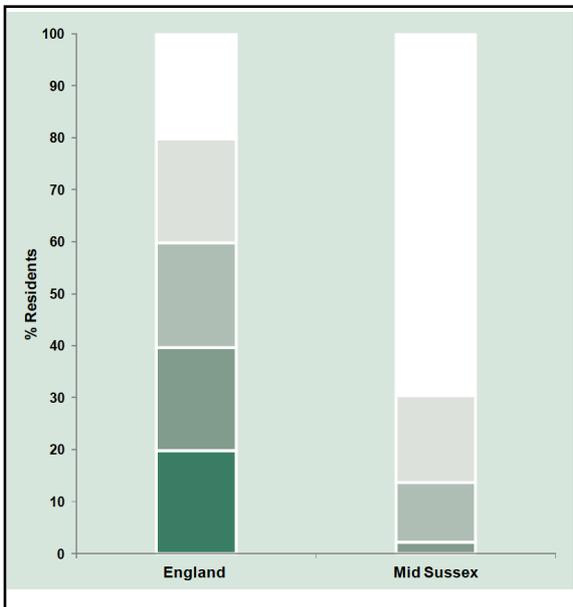
Overall Rank	22,210
Income	27,952
Employment	18,862
Health	12,236
Education/ Training. Overall Rank	29,738
Education Rank.	28,784
Skills/Qualifications Rank	28,790
Barriers to Housing/Services Overall Rank	6,975
Geographic Remoteness	2,649
Wider Barriers to Housing	24,935
Crime	20,615
Living Environment	25,499



Whole of Mid Sussex Comparative



Whole of England LSOA - Mid Sussex



Indices of Deprivation

The whole of Mid Sussex Comparative shows deprivation measures relative to District. The darker green is relatively more deprived, the lighter shades are relatively less deprived. Hurstpierpoint and Sayers Common Parish is towards the central bottom part of the Mid Sussex Map.

The whole of England LSOA, shows deprivation in the district relative to the whole of England. The darker shades are relatively more deprived, the lighter shades relatively less deprived.

The lefthand bar charts illustrate LSOA's in England, split into to 5 equal measures. The comparative chart for Mid Sussex is then shown on the righthand side. This shows that in Mid Sussex there are no LSOA's in the most deprived 20% and very few within the most deprived 40%. The largest number of LSOA's in Mid Sussex fall in the least deprived 20% (shaded white).

Key

Health

- 6.37 The health profile of Mid Sussex in 2012 was generally better than the rest of England. Generally, life expectancy for men was higher in the district than the England average. This however was not the case in the more deprived areas where life expectancy could be up to 5.9 years lower for men and 4.3 years lower for women. Mid Sussex also has lower than average teenage pregnancies, heart diseases, illness from smoking, child obesity levels, alcohol specific hospital stays and rates of sexually transmitted diseases. The data shows there are average/above average problems with adult alcohol consumption levels, incidence of malignant melanomas and road injuries/deaths. There are also comparatively more issues around healthy eating adults, physically active adults, obese adults, self harming rates and female life expectancy.
- 6.38 Whilst village and rural area specific health rates within the Parish are not known, the data and general trends from the 2012 Health Profile by the NHS can be cross referenced with the IMD data and broad assumptions drawn. The IMD suggests that there are very good health levels in much of the Parish, but with Lower health levels in the northern part of the Parish and Goddards Green. The LSOA which covers the northern part of the parish shows is in the most deprived 40% of LSOA's in England on health measures.

7. ECONOMIC CHARACTERISTICS

Economic

- 7.1. The total working population (16-74) of the Parish according to the 2001 census was 4,366 (69.5%). Of this total 2,965 were classed as economically active. This represents 47.5% of the total population and 68% of the working age population. There was a total of 69 unemployed people, which accounted for 2.3% of the economically active working population. The unemployment rate was slightly higher than the Mid Sussex average of 2.2%, but lower than the West Sussex average of 3%, South East average of 3.3% and England average of 5.4%. Of the unemployed, 39 people were classed as long term unemployed or had never worked.
- 7.2. 573 people (19%) worked in manufacturing & agriculture and 2,392 (81%) in service industries. Of the total working population, 1,742 (40%) had no qualification or no more than level 1 qualification (CSE/O-Level/GCSE). 1,050 (24%) had no more than level 2 qualifications (5 or more GCSE's/ 1 A level). 1,574 (36%) were level 3, 4 & 5 (2+ A levels/degree/masters/top NVQ grade).
- 7.3. The average distance travelled to work was 18.76km. 290 people made their journey to work on public transport or by bike, 2,012 by private motor vehicle and 663 by other means of transport.

Material Assets

- 7.4. Whilst the Parish is rural, it nevertheless benefits from a range of assets. There are pubs within all three main settlements. Hurstpierpoint has a busy High Street for a village of its size and there are a range of shops, a post office, cafes and restaurants. Sayers Common benefits from a pub and a business/industrial estate. There is also a pub and business/industrial estate at Goddards Green.
- 7.5. Aside from retail, Hurstpierpoint also benefits from a fire station, small library, health centre, Players theatre, village hall and Primary School. Hurstpierpoint College is a large private school, providing pre-prep, prep, senior and sixth form education. It is a mixed school that offers both boarding and day schooling. The remainder of the Parish has limited other services, reflecting its rural nature. Employment uses occur throughout the rural areas of the Parish, but the largest concentrations are in Hurstpierpoint and the industrial/business sites at Sayers Common and Goddards Green.
- 7.6. Hurstpierpoint benefits from three tennis courts, a bowling green and recreation space along Pit Lane. There are allotments to the north of Albourne Road, and further west there is an equipped children's play area. To the north east of the village is Fairfield Recreation Ground and to the north west is Court Buses Recreation Ground.
- 7.7. Hurstpierpoint Football Club currently play in the Sussex County League Division 3 at Fairfield Recreation Ground. There is also a junior side, the Colts, with teams ranging in age from 5 - 16. Hurstpierpoint Cricket Club currently also play at Fairfield Recreation Ground in the Mid Sussex League. They also run junior sides catering 9 - 16 year olds. The Parish Plan previously identified the need to upgrade the sports pavilion at Fairfield Recreation Ground to better provide for the various sporting activities undertaken at the site.

- 7.8. A Tennis club operates from South Avenue and currently run two mens teams and two ladies teams in the Sussex County League. They also run all ages mixed teams and veterans mixed team. There is a Bowls Club, which play friendly matches throughout East and West Sussex. The Parish also benefits from a popular Scout and Guides group.
- 7.9. Sayers Common benefits from a large recreation ground to the south of the village. There is also a small football pitch and an equipped/informal play space in the centre of the village. To the north east of the village is a cricket pitch. The village benefits from a football team and cricket team.
- 7.10. Hurstpierpoint also benefits from an annual Arts Festival. The festival has been running since 2004 and has grown since its inception. The 2012 event ran for two weeks and there were 70 events hosted, covering art, film, literature, comedy, theatre, music, dance and family events. The two week event also included local village walks, rambling in the South Downs and a real ale festival. Events take place throughout the village of Hurstpierpoint and the surrounding countryside.
- 7.11. Once a year local artists in Hurstpierpoint also take part in an 'open-house' festival, where houses and studios are opened up to members of the public.
- 7.12. Hurstpierpoint benefits from a youth drama group (Centrestage) and an over-75's theatre group. The Hurstpierpoint Players is an amateur theatre group based in the village and have their own venue on the High Street. Established in 1936, the group put on weekly or bi-weekly performances throughout the year.
- 7.13. Hurstpierpoint has a recently established Film Society, which was founded in 2011. Films are shown twice a month on the second Friday and fourth Thursday of the month. Family films are also shown on a Saturday afternoon. The film screenings take place at the Players Theatre on the High Street.
- 7.14. Other societies based in Hurstpierpoint include: bell ringing society; history study group; ex-servicemen's club; flower club; historical society; horticultural society; over 60's club; singing society; knitting club; parent & toddlers group; scottish dancing; woodland flora and fauna group; brownies; scouts and youth club.
- 7.15. The All England Jumping Course at Hickstead is located just within the Parish. This is an internationally recognised venue. The venue is over 50 years old and has recently undergone a £1 million pound refurbishment. The showground includes facilities for 5,000 spectators, 26 corporate hospitality suites, and conferencing and entertainment facilities for up to 250 people. The site is used for dressage competitions and is also the base for the All England Polo Club.

Transport and Highways

- 7.16. The closest train station to the Parish is in Hassocks. This is most easily accessible from Hurstpierpoint and the eastern parts of the Parish. Hurstpierpoint benefits from a good daily bus service. Sayers Common has an infrequent bus service and is located a considerable distance from a train station. The rural north and south of the Parish is also poorly served, although those at Goddards Green are close to services in Burgess Hill.
- 7.17. The busy A23 road cuts through the western part of the district. Due to its busy nature, it is a source of noise disturbance.

8. KEY SUSTAINABILITY ISSUES

Issues, Problems and Trends

- 8.1. As part of the MSDP SA Scoping Report the environmental, social and economic issues for the whole of the district were identified. These were noted in the introduction of this SR and remain largely valid, notwithstanding their production prior to the NPPF. Additional baseline information has highlighted issues that are more specific to H&SC Parish, and more and/or new tailored aims/responses are required.
- 8.2. It is essential for the baseline data and conclusions drawn to be carefully reviewed in the light of consultation process with local residents and other consultee bodies. The baseline data has broadly shown some key challenges which will need to be addressed and these are shown in the SWOT analysis below. This information should also be cross referenced with results from the consultation with local residents undertaken by the Parish Council.

Challenges Facing H&SC Parish	Effects without the Neighbourhood Plan.
Increased development pressure within the South East generally and from Burgess Hill specifically. Most keenly felt by Goddards Green.	Reliance on District level policies, may not take adequate account of local impact. Lack of input from local residents on future development.
Lack of affordable housing within the Parish. Affordability issues within the Parish.	Inability to ensure provision of appropriate levels and location of affordable housing.
Disparities within the Parish, including access to services, educational attainment, income deprivation and employment opportunities.	Existing district wide policies may not focus on small areas, or provide local solutions.
Unsympathetic development undermining the rural character of the Parish, Conservation Areas, setting of the SDNP & resulting coalescence with adjacent settlements.	Inability to set design codes, expand Conservation Areas or prevent unwanted/negative development.
Poor public transport for Sayers Common and the rural north and south of the Parish.	Inability to address local Parish issues.
Loss of smaller field network and hedgerows.	Other policy documents may not provide protection.
Growing population and resultant service provision, including the growing challenge of an elderly population.	There is no cohesive elderly person strategy for England and there is no guidance within the NPPF on this issue. Therefore no higher tier policy base to address issue.
Issues with potential poor quality living environment in the south of the Parish and health issues in the north of the Parish.	Strategic policies will not cover these local geographically specific issues. The issues with the south of the Parish is not fully understood and needs to be considered at the local level.
Problems with surface water flooding.	Strategic policies may not provide adequate protection.
Areas of highway congestion in Hurstpierpoint, lack of cycle ways and general Parish wide reliance on private motor vehicle.	Inability to control and focus development in the most appropriate locations may exacerbate the problems.
Negative impact on the rural setting of Hurstpierpoint and Sayers Common from loss of agricultural land and pressures for countryside development.	Lack of local consideration or positive planning for growth may result in sporadic and more harmful development.
Lack of facilities for young people and poor quality sports pavilion in Hurstpierpoint.	Strategic policies may not provide adequate protection or enhancement.

SWOT Analysis of the Parish

Strengths	Weakness
<p>Sense of Community. Rural Character of the area and village feel. Good shops and services in Hurstpierpoint. Good range of sports clubs. Good range of social and arts clubs/facilities. Overall relatively low levels of deprivation. Proximity to South Downs and high quality , varied countryside. Relatively low crime levels. Generally very high quality living environment. Overall a highly trained/skilled/qualified workforce. Proximity to Brighton/Burgess Hill/Crawley/Horsham. Heritage Assets including Conservation Areas and Listed Buildings, including Hurstpierpoint College. Good junior school. Nationally renowned Hickstead All England Jumping Course. Nationally renowned Hurstpierpoint College.</p>	<p>Disparity within the Parish of income, employment and educational attainment. Lack of affordable housing. Poor levels of access to services in parts of the Parish. Problems with surface water flooding. High reliance on private motor vehicle for rural parts of the Parish due to lack of public transport. Poor quality pavilion at Fairfield Recreation Ground. Comparatively greater health issues in the northern part of the Parish and Goddards Green. Traffic congestion in Hurstpierpoint High Street. Above average price of dwellings in the Parish.</p>
Opportunities	Threats
<p>To protect and enhance the countryside around the main settlements. To plan positively in a collaborative manner with Burgess Hill Town Council for development near Goddards Green. Protect the general high quality of life experienced by many residents in the Parish. Maintain the good to excellent health of the majority of the Parish. To assess whether the relatively higher deprivation levels in the southern part of the Parish is specific to H&SC or relates to the neighbouring Parish of Pyecombe. To provide more youth facilities such as skate park, information boards and meeting points. To improve the ecology of the Parish. To enhance and better maintain hedgerows. To provide new cycleways within the Parish. To provide an upgraded pavilion at Fairfield Recreation Ground. To grow tourism in the Parish. To enhance Green Assets around village settlements.</p>	<p>Urban sprawl from Burgess Hill. Coalescence with neighbouring villages of Albourne and Hassocks. Large scale development which undermines village character. Development undermining the quality of the Conservation Area or loss of important features. Loss of hedgerows/shaws and range of agricultural field sizes which make up the distinctive rural character of the South Downs and Low Weald. House prices resulting in local, young families or young people being priced out of the Parish. Growing population putting pressure on service provision. Growing elderly population and lack of services geared towards their needs.</p>

Key Issues

- 8.3. There are a number of sustainability issues and challenges which are faced by the Parish and cover, environmental, economic and social issues. These are not uniform across the Parish, with some areas experiencing different issues than others. The NP must seek to, as far as possible, address these issues. The absence of a NP may mean that plan policy making at a District wide level does not address the issues faced.

9. OBJECTIVES OF THE SUSTAINABILITY APPRAISAL

- 9.1. The issues for the NP and the objective of this SR have been informed by existing policy and programmes, as identified in Appendix A. This is combined with baseline data to provide an overall picture for the Parish, the policy and programmes that will influence the NP, and the challenges that it should seek to address.
- 9.2. The completed SA will test the sustainability of the NP through the identification of objectives and indicators (The SF). These will then be used to judge the sustainability impacts of the strategies and policies adopted by the NP. The SA will need to consider alternatives and information about the likely future changes that will occur even without a new NP. Alternatives must also be assessed against the SF in order to determine what is the most sustainable policy option, given all realistic alternatives. It is proposed that the performance of the policy options are measured against the objectives as follows:
- 9.3. Major Positive / Minor Positive / Neutral / Minor Negative / Major Negative / Uncertain
- 9.4. The SA will assess each NP policy against the overarching Sustainability Objectives (Env, Ec, Soc) and the associated set of indicators. (i.e. the Sustainability Framework). This will be used to inform the drafting of the NP to ensure it is the most sustainable plan possible.

Proposed Sustainability Objectives and Indicators (Sustainability Framework)

- 9.5. Sustainability objectives have emerged through: careful appraisal of all International, National, Regional, District and Local Plans and Programmes which must be adhered to or which contain relevant information; the collection of baseline data as presented in the SR; local knowledge of sustainability challenges faced in the Parish; and the SWOT analysis.

Sustainability Framework

Environmental Policy

Objective 1 - Countryside

- 9.6. To protect and enhance the natural beauty and cultural heritage of the extent of the SDNP that falls within the Parish.

Indicators:

- Number of developments in the SDNP;
- Condition of footpaths and ROW in the SDNP within the Parish.

Objective 2- Countryside

- 9.7. To protect and enhance the countryside setting of the Parishes Built-up Area.

Indicators:

- Number of new buildings developed outside of the BUAB;
- Amount of land secured for green infrastructure outside of the BUAB;
- Condition and extent of the network of trees designated as Semi-Natural Ancient Woodland.

Objective 3 - Ecological

9.8. To protect and enhance the bio-diversity of the Parish.

Indicators:

- Condition and extent of the network of trees designated as Semi-Natural Ancient Woodland;
- Sussex Wildlife Trust records.
- Woodland Trust records.
- Council for the Protection of Rural England records.

Objective 4- Heritage

9.9. To protect and enhance the historic environment of the Parish.

Indicators:

- Geographic extent and condition of the Conservation Areas;
- Number and condition of Listed Buildings.

Objective 5 - Flooding

9.10. To ensure development does not take place in areas at risk of flooding, or where it may cause flooding elsewhere.

Indicators:

- Number of properties at risk of flooding as defined by the EA;
- Number of applications approved contrary to advice of the EA on flood risk grounds.

Objective 6 - Climate Change

9.11. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts.

Indicators:

- Number of properties at risk of flooding as defined by the EA;
- Number of developments built to BREEAM/ CfSH standards;
- Number of green energy developments and installations in the Parish.

Objective 7 - Highway

9.12. Address highway congestion issues in Hurstpierpoint and reduce the need to travel by car.

Indicators:

- Monitor accident data;
- Monitor car ownership levels;
- Number of trips made by private car vs public/ non car modes of transport;
- Monetary investment in sustainable transport schemes from developments (S106 monies).

Social

Objective 8 - Housing

- 9.13. Ensure those in need of local housing have the opportunity to live in a sustainably constructed and affordable home.

Indicators:

- Number of new home completions;
- Number of affordable home completions;
- Number on housing waiting lists;
- Number of homes constructed to CfSH Standards.

Objective 9 - Crime

- 9.14. To ensure safe and cohesive villages and rural areas.

Indicators:

- Crime rates;
- Number of domestic burglaries;
- Number of developments achieving 'secured by design'.

Objective 10 - Accessibility

- 9.15. Seek to maintain and improve access to retail and community services (including health and schools) and recreation and leisure facilities.

Indicators:

- Number of retail units;
- Average distance of the population from key services (post office etc);
- Provision of community infrastructure (schools, health centres etc);
- Level of informal, formal sports and equipped play space;
- Applications for recreation and leisure facilities.

Economic

Objective 11 - Business

- 9.16. Maintain and enhance a diverse economic base within the Parish and encourage the sensitive location of new business.

Indicators:

- Number of businesses in the Parish;
- Number of people employed within the Parish;
- Amount of new employment land;

- Amount of employment land lost to other uses;
- Amount of vacant employment land.

Objective 12 - Wealth

9.17. Ensure high and stable levels of employment and address disparities in employment opportunities in the Parish so all residents can benefit from economic growth.

Indicators:

- Levels of unemployment;
- Range and average incomes.

Objective 13 - Tourism

9.18. To encourage the development of sustainable tourism in the Parish.

Indicators:

- Number of jobs in the tourism sector;
- Number of visitors staying overnight;
- Applications for tourism development.

Appendix A

Documents Referred to for the Draft Scoping Report for the Sustainability Appraisal.

- EU Directive 2001 - Strategic Environmental Assessments.
- A Practical Guide to Strategic Environmental Assessment Directive - September 2005.
- Localism Act 2011.
- Neighbourhood Planning Regulations, Consultation - October 2011.
- National Planning Policy Framework - March 2012.
- Statutory Instruments No.637, The Neighbourhood Planning (General) Regulations 2012.
- South East Regional Plan.
- Hurstpierpoint & Sayers Common Parish (HSCP) Plan 2011. Part 1 Community Life, 2011-2016.
- HSCP Plan. Part 2 Village Development 2011-2031.
- HSCP Draft Landscape Character Assessment - October 2012.
- Mid Sussex District Council (MSDC) Saved Policies of the Local Plan (2004).
- MSDC Revised Draft District Plan for Council - June 2012.
- MSDC PPG17 Assessment - September 2006.
- MSDC A revision of the Ancient Woodland Inventory Report - February 2007.
- MSDC Landscape Capacity Study - July 2007.
- MSDC Gypsy & Traveller Accommodation Needs Assessment - 2007.
- MSDC Strategic Flood Risk Assessment - March 2008.
- MSDC Transport Study - August 2008.
- MSDC Strategic Housing Market Assessment - May 2009.
- MSDC Retail Study Update - November 2009.
- MSDC Economic Development Strategy - April 2010.
- MSDC New Market Town Study - August 2010.
- MSDC Draft Local Housing Assessment - June 2011.
- MSDC Housing Assessment - October 2011.
- MSDC Habitat Regulation Assessment - October 2011.
- MSDC Sustainability Appraisal (Incorporating Strategic Environmental Assessment) Consultation Draft, Main Report - November 2011.
- MSDC Housing Land Supply 2011/2012.

- MSDC Infrastructure Development Plan - January 2012.
- MSDC Revised Habitat Regulations Assessment - May 2012.
- MSDC Burgess Hill Employment Site Study - October 2012.
- MSDC Mid Sussex Transport Study, Stage 1 Final Report - December 2012.
- Northern West Sussex Economic Appraisal Part 1. Employment Land Review - September 2009.
- Northern West Sussex Employment Land Review Part 2. Final Report - October 2010.
- Northern West Sussex - Mid Sussex Strategic Housing Market Assessment Update - October 2012
- Burgess Hill Town Council (BHTC) Visioning the Future - 2007.
- BHTC Feasibility Study for Development Options at Burgess Hill.
- BHTC Town Wide Strategy for the Next 20 Years - August 2011.
- BHTC Scoping Report for Sustainability Appraisal - July 2012.
- West Sussex District Council (WSDC) The State of the County, An Economic , Social and Environmental Audit of West Sussex - November 2006.
- WSCC Strategic Waste Site Allocations Development Plan Document, Preferred Options - January 2007.
- WSCC Landscape Strategy & Vision - September 2010.
- WSCC Indices of Deprivation 2010 Results and Analysis Report - May 2011.
- WSCC Economic Growth in West Sussex an Economic Strategy for West Sussex 2012-2020 - August 2012.
- WSCC West Sussex Life 2012 - September 2012.
- WSCC Waste Forecasts and Capacity Review 2012 - October 2012.
- WSCC Planning School Places - 2012/13.
- South Downs National Park (SDNP) Housing Requirements Study: Final Report - October 2011.
- SDNP Employment Land Review - May 2012.
- National Heritage Map Hurstpierpoint.
- National Heritage Map Sayers Common
- Multi-agency Geographic Information System - Extract 1 Map - Hurstpierpoint.
- Multi-agency Geographic Information System - Extract 2 Map - Sayers Common.
- Strategic Flood Risk Assessment Map - Hurstpeirpoint
- Strategic Flood Risk Assessment Map - Sayers Common.
- South East Water, Water Resources Management Plan, 2010-2035.

- Southern Water, Water Resources Plan - 2009.
- NHS Mid Sussex Health Profile 2012.
- Indices Of Multiple Deprivation 2010.
- Census Data 2001
- Emerging Census Data 2011.
- DEFRA Noise Maps.