



SLAUGHAM PARISH NEIGHBOURHOOD PLAN Sustainability Appraisal Scoping Report

Submitted for Consultation
with Statutory Authorities by
Slaugham Parish Council

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1. Introduction

- 1.1 The Scoping Report is the first stage of the Sustainability Appraisal process which sets out background or baseline environmental, economic and social factors within the local parish. This is ultimately to comply with the requirements of the UK's National Planning Policy Framework, which provides local neighbourhoods some power to manage what is happening, in a planning policy context, within their local environments.
- 1.2 The Scoping Report then forms a 'methodology' for future stages by outlining Sustainability Objectives in various important areas which can be measured and assessed.
- 1.3 The 'Neighbourhood Plan' objectives must be in compliance with the Strategic Objectives of the Mid Sussex District Plan, and consistent with other local and national planning policies, whilst taking into account the local circumstances and needs of the parish.
- 1.4 This document will be the subject of consultation with Mid Sussex District Council, the Environment Agency, Natural England, English Heritage and the High Weald AONB Unit as a minimum before the Neighbourhood Plan and accompanying Sustainability Appraisal are published for referendum in 2015. The outcome of the consultation on this scoping report may result in further issues being identified.
- 1.5 In accordance with advice from Mid Sussex District Council Neighbourhood Plans within the District must be subject to a Sustainability Appraisal (SA) for consultation with environmental bodies and other relevant stakeholders, particularly where the plan may have a positive or negative effect on the environment. European legislation suggests that Neighbourhood Plans may be subject to Strategic Environmental Assessment (SEA). The Sustainability Appraisal incorporates the legal requirements of the Strategic Environmental Assessment but also explores social and economic factors. Mid Sussex District Council recommend a full SA is undertaken to ensure the most sustainable plan is prepared and implemented.
- 1.6 Sustainable Development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:

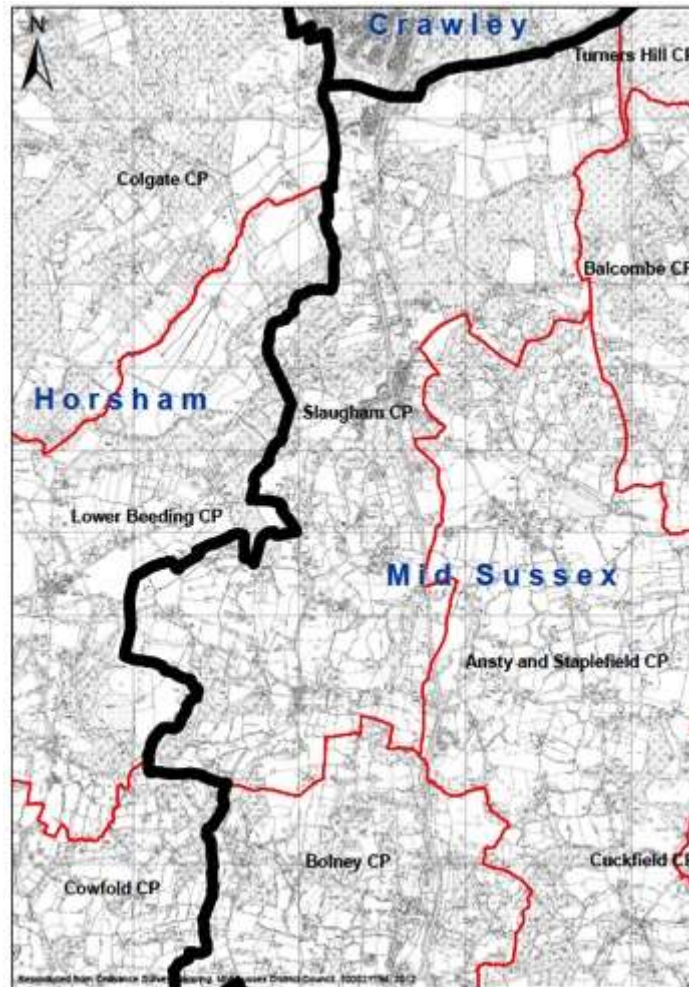
- Living within Environmental limits

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

- 1.7 One of the means by which sustainable development can be achieved is through the land-use planning process. The Slaugham Parish Neighbourhood Plan, which is currently being prepared, will need to be in conformity with the Mid Sussex Local Plan. It will be adopted under the framework of the Local Plan and will comprise part of the planning policy framework for the district. The Neighbourhood Plan can help to achieve sustainable development as it aims to ensure that development meets the needs of people living and working in the parish, whilst at the same time helping to ensure that adverse environmental impact is minimised.
- 1.8 A Sustainability Appraisal will guide the Neighbourhood Plan to ensure that the plan prepared is the most sustainable possible, based on the alternative options for the plan's overall strategy and the policies within it to deliver the strategy. The commitment to the achievement of sustainable development has been set out in legislation introduced at both European and national level. In 2004 the European Directive on Strategic Environmental Assessment (SEA) was implemented in the UK. This sets out the requirement for SEA, which has been incorporated into the Sustainability Appraisal process. Section 39 of the Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. This Sustainability Appraisal incorporates the SEA process – for ease, this report is referred to as the Sustainability Appraisal from now on, although it incorporates the elements required for SEA.

2. Methodology

- 2.1 The Neighbourhood Plan covers the whole Slaugham Parish, comprising the villages of Handcross, Pease Pottage, Slaugham, Warninglid and dispersed settlements scattered within the parish's more rural areas.



- 2.2 Members of Slaugham Parish Council, together with other parish members, are leading preparation of the plan with consultation throughout with local residents.
- 2.3 To inform the Sustainability Appraisal of the Neighbourhood Plan, public workshop sessions were run in February and March 2012 covering parish challenges/concerns, valued aspects and future aspirations. The workshop outputs were verified with a parish-wide consultation survey in April 2012 which was posted to every household. The majority of the District wide data has already been collected for the Sustainability Appraisal for the Mid Sussex District Plan and had been obtained from the various sources best placed to provide

accurate data in their relevant area of expertise. This information has enabled the environmental, social and economic issues facing both the district and Slaugham Parish to be established.

- 2.4 Mid Sussex District Council has published a set of 18 Sustainability Objectives in its 'District Plan Sustainability Appraisal (Incorporating Strategic Environmental Assessment) – Scoping Report' (July 2014) and this document uses and expands upon those that are relevant to the issues identified for Slaugham Parish. In particular, local issues and objectives have been identified, and the indicators used to measure these are from local sources, at a local scale where possible. These will help assess the sustainability issues facing Slaugham Parish, to be addressed, where possible in the Neighbourhood Plan.

3. Policy context

- 3.1 The Slaugham Parish Neighbourhood Plan will need to comply with both national and local planning policies.
- 3.2 The Mid Sussex District Plan Sustainability Appraisal reviewed all programmes, policies, strategies, guidance and initiatives that have influenced the development of the District Plan. The Slaugham Parish Neighbourhood Plan and Sustainability Appraisal will need to be in conformity with the District Plan or Local Plan, whichever is in place at time of examination. It is therefore not proposed to review all relevant international, national and local documents in this scoping report.
- 3.3 Appendix A at the end of this report, provides a summary of the local programmes, plans and other documents which influence the Neighbourhood Plan, in addition to those outlined above. Key objectives and indicators have been identified from the District Plan and these have been incorporated into the sustainability framework and used to inform baseline data and the identification of key issues.
- 3.4 The aims, objectives and indicators from these policy documents have been used to supplement the Slaugham Parish Neighbourhood Plan sustainability objectives set out in this Scoping Report. It should be noted that the policy context for the Slaugham Parish Neighbourhood Plan Sustainability Appraisal is not static. Therefore, as further relevant plans or programmes are developed, they will be reviewed and incorporated within the assessment at future stages of publication of this Sustainability Appraisal report.

4. Parish characteristics and issues

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

Nature conservation [e.g. number /area of SSSIs, SNCIs Nature reserves etc.]

- 4.2 The State of the Parish Report published by the Parish Council in October 2012 identified the following matters relating to Nature conservation:

- The whole of the parish lying within the High Weald Area of Outstanding Natural Beauty (AONB)
- Three Conservation Areas at Handcross (designated 1990), Slaugham (1984) and Warninglid (1969)
- One Scheduled Ancient Monument (at Old Slaugham Place)
- Three Registered Park & Gardens (at Nymans and High Beeches, both Grade II* and at Old Slaugham Place)
- 37 listed buildings (including the Grade II* Parish of St. Mary Church; Blacksmith's Cottage, the Street, Warninglid; and the Ruins of Old Slaugham Place)
- No Sites of Special Scientific Interest (though the Cow Wood & Harry's Wood SSSI adjoins the parish boundary east of Handcross)
- No local nature reserves
- Two Environmental Stewardship Schemes (north of Handcross and east of Slaugham village)
- One Countryside Stewardship Scheme (south and west of Pease Pottage)
- One Woodland Grant Scheme (at East Park south of Handcross)
- No part of the parish outside of Flood Zone 1
- There are extensive areas of identified ancient woodland in the parish, notably Tilgate Forest, Highbeeches Forest, Hyde Hill Wood, Hoadlands Wood, Homestead Wood, Hamshire Wood and Anne's Wood
- Two designated watercourses at River Ouse and River Arun

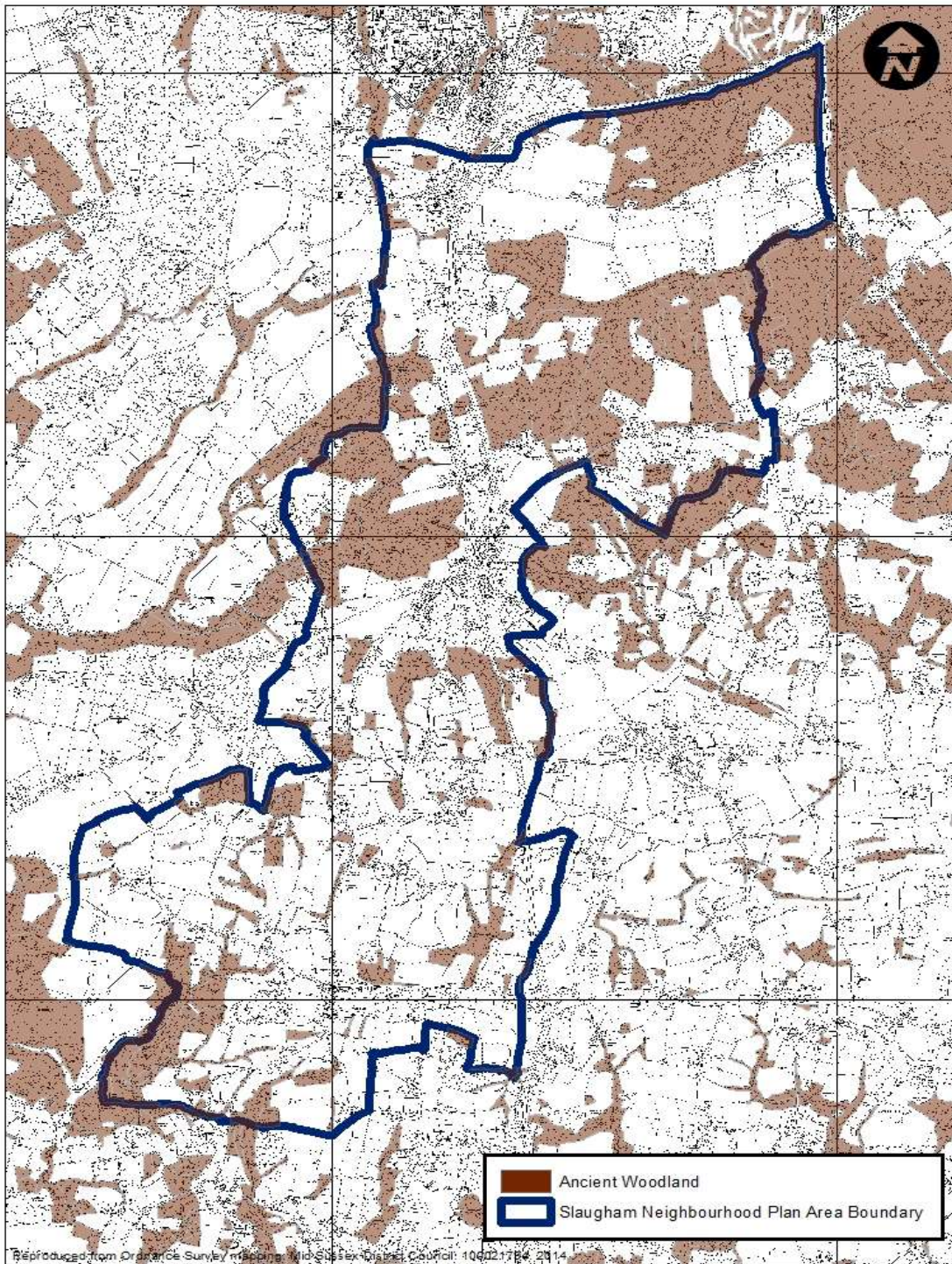


Figure1. Map showing the Parish of Slaugham and Ancient Woodland Coverage.

4.3 In addition, the following is drawn from MSDC's Local Plan 2004,

Handcross:

- Site of Nature Conservation Importance (SNCI): Section 27.7: Extensive areas of Harry's Wood and Cow Wood, which adjoins the Parish boundary, to the east of High Street, are designated a Site of Special Scientific Interest.

Pease Pottage

- Strategic Gap: Section 33.5: The area to the north of built-up area boundary of the village lies within the Pease Pottage - Crawley Strategic Gap.

Slaugham and Warninglid

- There is nothing specific in relation to nature conservation in the chapters on Slaugham or Warninglid. Details of all the Conservation Areas are in the MSDC Local Plan.

Landscape

- 4.4 Apart from a small area to the northwest of Pease Pottage built up area the whole parish is within the High Weald Area of Outstanding Natural Beauty (AONB).

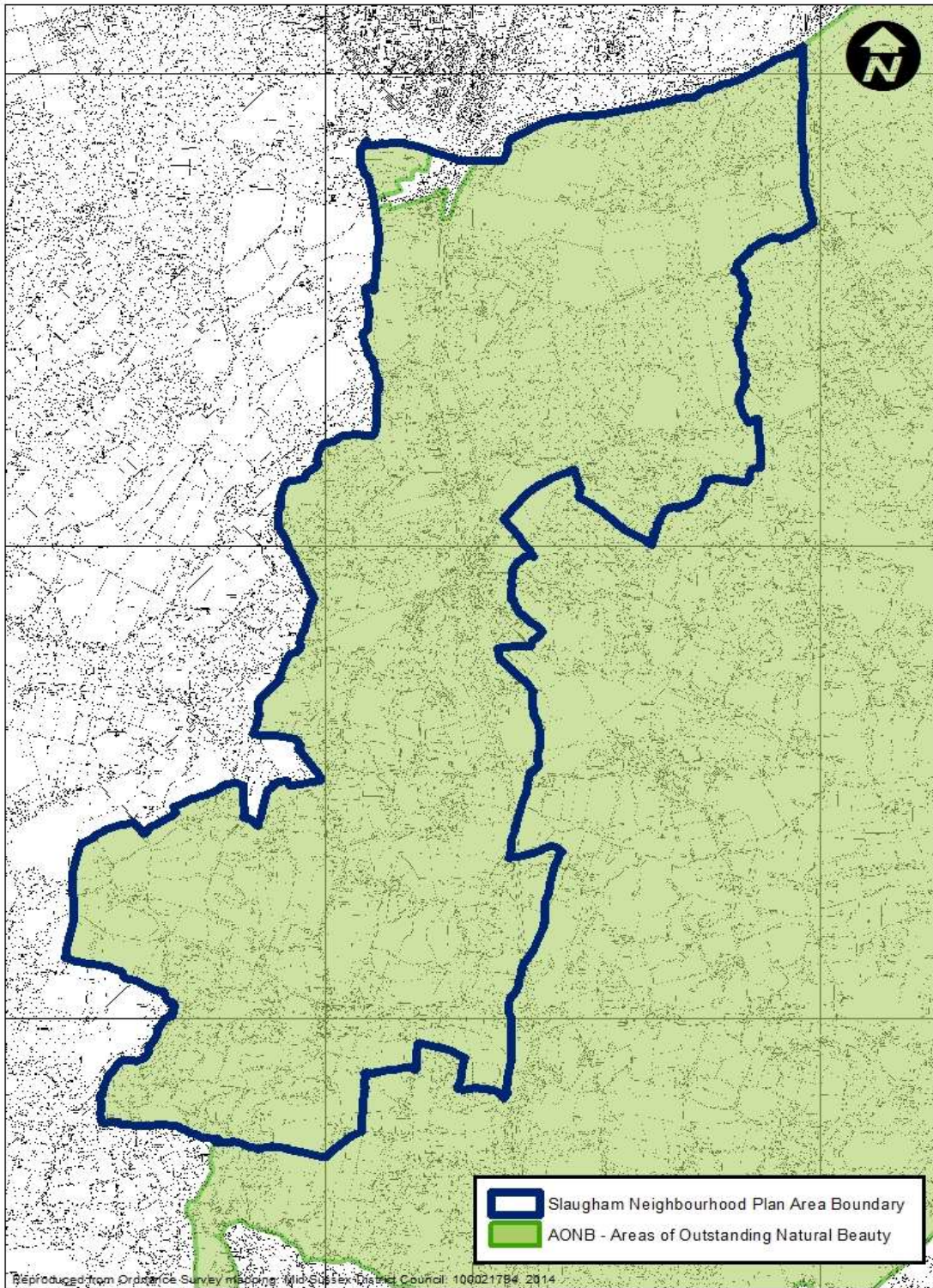


Figure 2. Map showing the Slaugham Parish and the Area of Outstanding Natural Beauty.

Heritage

- 4.5 The four villages each have a distinct heritage.

Handcross

- 4.6 Despite considerable modern expansion, Handcross retains a historic core centred on the High Street. The majority of the buildings date back to the 19th century, but a number, including some that are listed, are 18th century or earlier. The High Street is a busy through route and suffers from the effects of heavy traffic. Nevertheless, it is still visually attractive and the buildings substantially retain their original character and appearance and there are a number of interesting features. Further south is Nymans, a National Trust property with a historically significant garden and house. Both Nymans and High Beeches (about a mile northeast of the village) are listed in English Heritage's Register of Parks and Gardens of Special Historic Interest. The extensive Hyde Estate around the north of the village is forested for commercial timber and is used for breeding and hunting game.
- 4.7 There are two public houses: The Royal Oak, on Horsham Road and The Red Lion, an old coaching inn. In addition, there is the Handcross Parish Hall and the Sports and Social Club. The recreation ground in the High Street is owned by the Parish Council and contains the Pavilion. There are two churches: All Saints, C of E in the Horsham Road and Zoar Baptist Chapel in the High Street.

Pease Pottage

- 4.8 Pease Pottage is so called because convicts on their way to Horsham Gaol were given a bowl of pottage here. There is a public house in the village, The Black Swan, on Horsham Road. The village has a florist which is a reminder of the extensive nurseries which were once there.

Warninglid

- 4.9 Warninglid dates back to Saxon times and had connections with the medieval iron industry. It contains the Seaforth Hall and a cricket ground. The Street is the focus of the conservation area and contains a number of buildings dating back to the 16th century. Some of these are listed as being of special architectural or historic interest. The attractiveness of The Street is due to the variety in ages and styles of building; the predominant use of traditional and natural building materials, e.g. sandstone, brick, timber and clay roof tiles; the traditional style street lamps and road signs directing traffic to adjacent villages/towns; the sense of enclosure created by the buildings and the banks, hedges and trees adjacent to The Street; and the village pond with an arching sandstone bridge leading to the drive of Lyndhurst Estate, creating a focal point.

- 4.10 At the centre of the village is a crossroads and the Half Moon public house, a Grade II listed brick and stone building dating back to the 19th Century. Nearby, the former St Andrew's Church, built in 1935 and now converted to a residential property, has some of the finest examples of modern stained glass in the south of England. On the outskirts, old buildings like Bells Farm, Harveys Farm, Freechase Farm, Portways Farm and Routwood, all dating from the 15th and 16th centuries, have developed into charming houses in delightful rural settings. The oldest recorded house is on Cuckfield Lane but the Street is the oldest residential road.

Slaugham

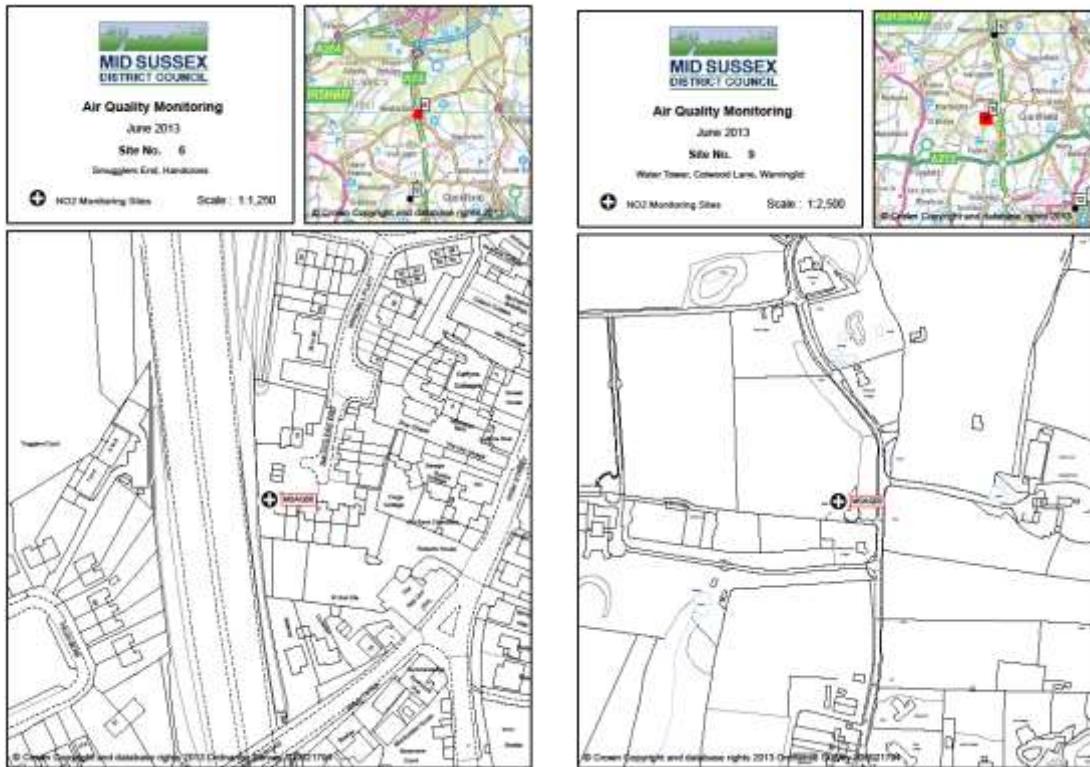
- 4.11 Slaugham was originally one of the 'iron villages' of the Sussex Weald. Slaugham, which is designated a conservation area, includes a variety of building styles and ages including a number of buildings which are timber framed, red brick with half tile hung and tiled roofs and others which are constructed with sandstone blocks and occasionally with stone roofs. The parish church of St Mary is a Norman church with a 13th century clock tower and a Victorian clock. Lord Nelson's sister is buried here. The southern side of the churchyard provides views towards the ruins of Slaugham Place, an Elizabethan mansion, which is a scheduled ancient monument and a registered park and garden. The white telephone box is a Grade II Listed Building. The Street also has two unique lampposts, topped with the royal crown.
- 4.12 In summary Slaugham Parish has:
- One Scheduled Ancient Monument at Old Slaugham Place
 - Three Registered Park & Gardens at Nymans and High Beeches, both Grade II* and at Old Slaugham Place
 - 37 listed buildings, including the Grade II* Parish of St. Mary Church; Blacksmith's Cottage, Old Place, Warninglid; and the Ruins of Old Slaugham Place

Air and climate

- 4.13 The main sources of atmospheric pollution arise from the proximity of Gatwick Airport and roads such as the A23, the B2114 and the B2110.
- 4.14 MSDC have two air quality monitoring sites within Slaugham Parish. These take the form of nitrogen dioxide (NO₂) diffusion tubes. Based upon ongoing NO₂ data, and data historically measured in 2009 and 2010, no Air Quality Management Area (AQMA) threshold limits have been triggered. Mid Sussex District Council have also confirmed that there are no new or newly identified local developments that may have an impact within the Local Authority area.
- 4.15 The climate of the parish is described as a local variant of the British sub-oceanic

climate. People living locally comment on microclimates, the differences in weather between Slaugham and adjacent areas.

NO2 Monitoring Sites



Water

- 4.16 Only significant body of water in the Parish is the start of the Ouse at Slaugham and the associated mill/furnace ponds.
- 4.17 This stretch of river is classified by the Environment Agency as a zone 2 Flood Zone, with a very low risk of flooding from the actual river, a medium to high risk of flooding from surface water and it would be on the outer reaches of flooding if Ardingly reservoir was to overflow.

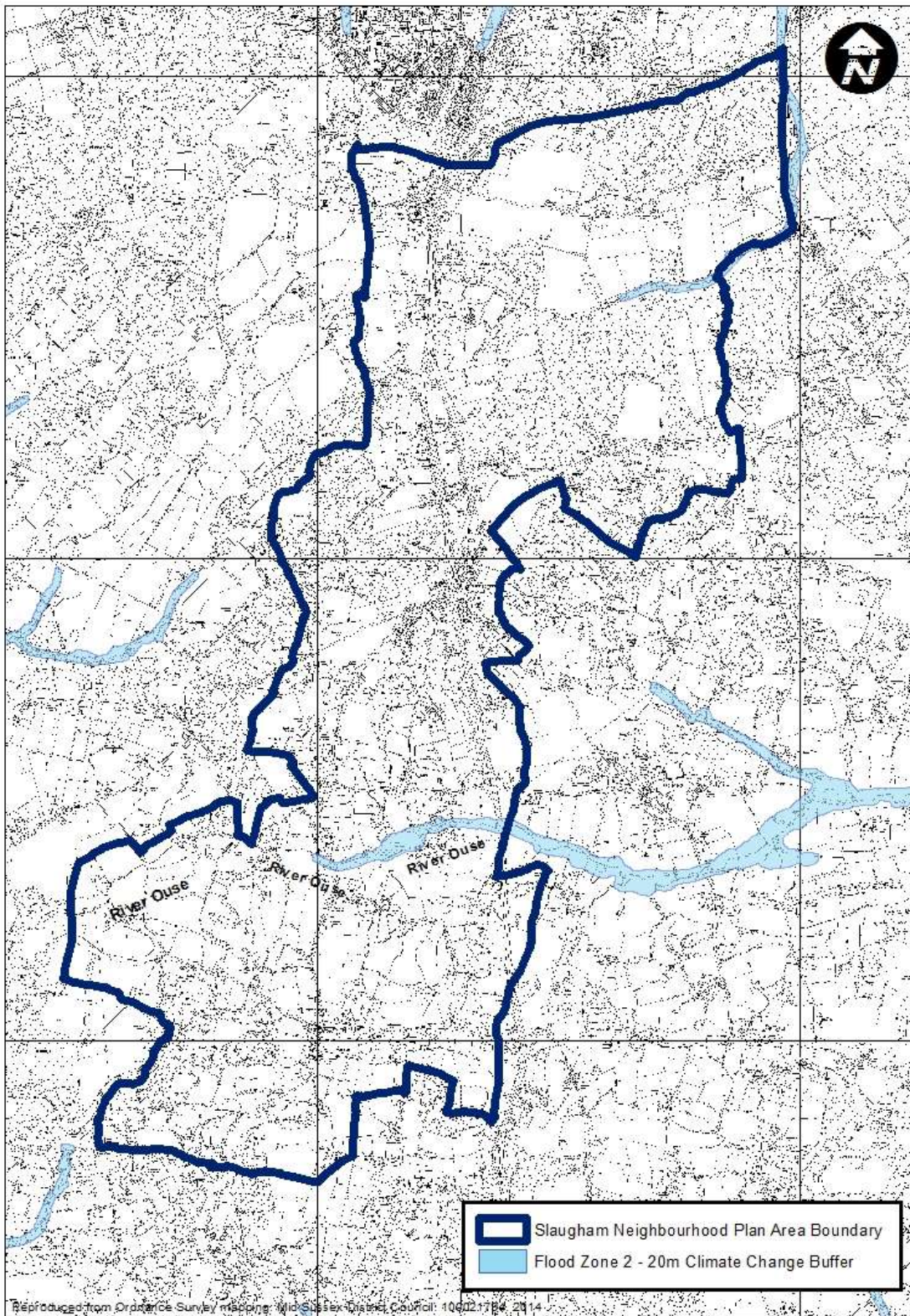


Figure 3. Map of the Parish showing Flood Zone 2

- 4.18 There is currently a water related project which affects some residents of Slaugham Parish. Because of flood risk to Crawley and Horley, the environment agency proposed four flood storage reservoirs, one of which is 'Clay's Lake' at the bottom of Parish Lane in Pease Pottage. The project was initiated in August 2014. The work will involve many lorries travelling back and forth over Parish Lane on a daily basis. This has been a major cause for concern for the residents of Parish Lane.

Key issues for Water Supply

- 4.19 The Parish forms part of Mid Sussex authority in the South East of England and is in an area classified by the Environment Agency as water-stressed. There is currently insufficient water available to meet demand forecast in the South East Water (SEW) area, without implementation of a number of demand management and water efficiency measures, along with numerous new water resource options, which are set out in SEW Water Resources Management Plan 2014.
- 4.20 This plan and water efficiency measures that will be implemented, along with numerous new water resource options, is essential to ensure that forecast demand for water will be met.

Soils

- 4.21 Slaugham parish is situated on part of the Wealden Group of soils which are predominantly clay over sandstone so making the soils heavy and prone to water retaining properties. This leads to the agricultural classification of the soil as 3-4 in this area with 3 being Good to Moderate with 4 being Poor.
- 4.22 The Parish also has large areas of woodland again resulting in the soil being of less historic agricultural use. With the change in modern agricultural methods Slaugham now has a more extensive range of pasture, with increasing areas being used for arable production.¹

Population Characteristics

- 4.23 Slaugham Parish comprises the villages of Handcross, Pease Pottage, Slaugham and Warninglid and dispersed settlements scattered within the parish boundary.
- 4.24 The population of the Parish comprises approximately 2,770 within 1,130 households with:

¹ <http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>

- 405 residents over sixty-five
- 600 under sixteen
- 1,765 working age adults
- 120 single pensioner households

The number of parish residents has grown between 2001 and 2010 by approximately 20%. This compares with an average growth of 6% for both West Sussex and England.

The percentage of pensioners within the parish's population has decreased slightly from 15.5% to 14.6%, while the percentage of children under 16 has remained the same at 21.7% (comparing census figures for 2001 and 2011)² Slaugham Parish represents 1.98% of the total Mid Sussex population of 139,860.³

- 4.25 Slaugham Parish is not a deprived area when measured against national statistics. However, there are 138 residents living in income deprivation. The Parish has approximately half the national average in Jobseekers Allowance claimants, Employment Support Allowance/Incapacity Benefits and people receiving unemployment benefits.⁴
- 4.26 Of the dwellings in Slaugham parish in 2011, 66.3% were owner occupied, 13.9% social rented and 13.9% rented either privately or in some other way.³
- 4.28 Crime statistics are not published for the local area, but there is no reason to think that Slaugham Parish differs materially from the rest of the Mid Sussex District. Mid Sussex has low crime rates compared to the national average: Overall crime of 18.4 per 1,000 residents (England 37.6); violent crime 6.0 (England 13.3); burglary 3.1 per 1,000 households (England 10.8)³

Roads and Transport

- 4.29 The major road in the Parish is the A23 London to Brighton Trunk road. This runs north-south and splits the village of Handcross into two sections. Pease Pottage is located mainly to its west, but includes properties to the east on Tilgate Forest Row and Old Brighton Road. A variety of A and B roads run roughly east-west in the Parish, and are joined by a network of rural lanes.
- 4.30 Handcross suffers from the effects of high traffic volumes, being at the intersection of the A23, the A279 Horsham Road and the B2114 to Cuckfield and Haywards Heath. Traffic flows significantly affect the environment of the village, in particular along the High Street and Horsham Road. There are major parking

² Figures in 4.24: OCSI Rural Community Profile for Slaugham January 2012 (based on 2001 Census data) and OCSI RCP for Slaugham 2013 (based on 2011 Census data).

³ ONS 2011 Census

⁴ OCSI Rural Community Profile for Slaugham 2013.

issues in the village, exacerbated by the high visitor numbers to Nymans Gardens. There are also major parking issues at Handcross Primary School at the beginning and end of the school day. At peak times local roads can become very congested, especially through the High Street. One large lorry delivering to a local shop can bring the road to a standstill and cars parked along the High Street in Handcross make travelling through the village difficult.

- 4.31 Pease Pottage suffers from its proximity to the A23, with commuter traffic through the village a problem at peak times, compounded by unrestricted commuter car parking for shared driving to Crawley and Gatwick. This parking, together with movements of distribution lorries using the warehouse buildings, can often restrict access at the junction of Horsham Road and Old Brighton Road South.
- 4.32 Warninglid lies at the junction of the B2115 with The Street and Slaugham Lane. Excess speed on the B2115 is a problem. There is a need for the footpath to be extended in Slaugham Lane to run from the village to the Primary School to ensure safe pedestrian access to the school.
- 4.33 In Slaugham, the effects of the recent closure of the junction of the A23 to the east of Slaugham village are yet to be established as improvement work was only completed in autumn 2014. Parking and associated congestion can be a problem both in The Street and at the crossroads adjacent to the church.
- 4.34 In addition to motor vehicles, the networks of rural roads are popular with horse riders, cyclists and pedestrians. There is a riding stable in Warninglid that also generates equine traffic, posing a risk to cars and the cars to the horses and riders. Excessive and inappropriate speed of cars and lorries is also a problem on these roads.
- 4.35 Coos Lane, the road between Handcross, Slaugham and Warninglid is a narrow twisting country lane that in some places cannot even accommodate two cars. Speeding through the villages and on the country roads, along with the lack of footpaths or cycle paths compromises pedestrian, equine and cyclist safety. High Beeches Lane (B2114) leading away from Handcross to Balcombe is an accident hot spot.

Some Parish statistics⁵:

Transport

- 90 households with no car (8% v 26% England)
- 425 households with 2 or more cars (38% v 25% England)
- 6% households travelling to work using public transport (v 11% England)

⁵ OCSI Rural Community Profile for Slaugham 2013.

- 5.8km to nearest secondary school (v 2.1km England)
- 2.2km to nearest GP (v 1.2km England)
- 1.8km to nearest post office (v 1.0km England)

Public Transport

- 4.36 Public transport within the Parish is very limited as there is no railway station, and bus services are insufficient and decreasing.
- 4.37 Hourly bus services to Brighton and Crawley run from Pease Pottage, taking in Handcross and Warninglid. There is no bus serving Slaugham village.
- 4.38 Handcross also has a community bus with a variety of regular routes to local towns. This is run by volunteers and is dependent upon grants from the district council and local charities as well as fare paying customers. A large number of passengers are in receipt of a bus pass.
- 4.39 Public transport within Slaugham Parish is not suitable for commuters; therefore any new developments will need to take account of employment, transport and parking needs.
- 4.40 The closest mainline railway stations as measured from the Handcross Post Office in the High Street are Three Bridges (6.9 miles), Crawley (5.3 miles), Horsham (7.6 miles) and Balcombe (3.6 miles).

Infrastructure

- 4.41 The attractions of living in villages are the rural characteristics of these areas. However, they do bring their own challenges.

Utilities:

- 4.42 Utilities
- Warninglid, Slaugham and parts of Handcross do not have mains gas.
 - The electricity supply is regularly subject to cuts and drops in the level of power, resulting in brownouts. The rural locations are generally the last to be reconnected due to the lower levels of population.
 - The area suffers from periodic low water pressure and cut offs due to lack of sufficient capacity.
 - Sewerage infrastructure and capacity is currently inadequate for the current number of planned houses in the village of Handcross. Many properties in the parish are not connected to the main sewerage system.

School capacity

4.43 Pre-school, Primary and Secondary Education

- There are two State junior schools in the Parish, Handcross and Warninglid.
- Handcross Primary School had two new classrooms built in 2014, and has a capacity of 210 with approximately 180 enrolled in 2014.
- Warninglid Primary School with no current plans for expansion. It has a capacity for 70 with 59 enrolled in 2013.
- There is also a private preparatory school, Handcross Park, which is available for children aged 2-13. There is a second private prep school in Pease Pottage, Cottesmore School. Both are boarding schools and draw most of their students from outside the Parish.
- There is no secondary school, but most state school students elect to attend Warden Park Academy in Cuckfield as the Parish is within its catchment area.
- Handcross has a Playgroup for children aged 3 to 4. It can take 22 children per session and currently runs 7 sessions per week, 5 mornings and two afternoons. There are 36 children currently registered.

4.44 Communications Infrastructure

Broadband

Lack of fast broadband in rural areas is a serious drawback for the many people who now want to set up business and work from home. There are also many small businesses in the Parish who would benefit from improved broadband. As at February 2015, switches in Handcross and Pease Pottage have been upgraded for superfast broadband and plans are in place to improve those connected to the Warninglid exchange. The village of Slaugham and other properties more remote from the exchanges cannot currently access superfast broadband. A recent phone and internet outage in Slaugham and Warninglid left residents without phone or internet in excess of two weeks and such outages are not uncommon.

Parking

- 4.45 There is a lack of suitable off street parking in all four villages. Cars parked along the Handcross and Pease Pottage High Streets can contribute to the traffic difficulties. Lack of suitable parking also impacts the shops in the Handcross High Street and peak times at Handcross Primary School.

Economic Characteristics

- 4.46 According to the OCSI Rural community profile for Slaugham parish (2013) 78.0% of residents are economically active. The skill level of the local population is generally high with 32.3% qualified to degree level or above compared to 27.4% across the whole of England. 13.8% of those aged 16+ have no qualifications (22.5% England). In the parish 49.2% of employed people work in managerial,

professional or associate professional occupations, suggesting that many people commute to the larger employment areas of London, Crawley, Gatwick and Brighton although some professional people do work from home on a full or part-time basis.

Handcross

- 4.47 Although predominantly residential in nature, Handcross has a significant number of commercial properties. These provide important sources of local employment.
- 4.48 Generally opportunities for the development of business floor space are limited; however a number of small firms are located along the Brighton Road. Traffic is able to enter and leave the Brighton Road at the junction with the B2114 Cuckfield Road; it is also able to leave to the south on to the A23.
- 4.49 Whilst not an industrial estate, this mixed residential/commercial area, particularly on the west side of Brighton Road backing onto the A23 and at the southern end on the east side, provides a significant amount of floor space for business including a number of industrial operators.
- 4.50 There is a small industrial estate located on the Hyde Estate, on the west side of the northern motorway bridge in Handcross. This form of small development is ideal in many ways for a community like Handcross, providing employment on a modest scale, along with parking for the staff. The amount of additional traffic that the businesses generate is manageable with current infrastructure.
- 4.51 Handcross has two pub restaurants, one in the north part of the village and one in the South. These are thriving businesses. The building currently housing the Red Lion pub in Handcross is one of the oldest in the area, with parts “dating probably from 1550 or earlier”⁶.
- 4.52 The village formerly had a third pub, which was recently razed to build houses.

Pease Pottage

- 4.53 There is a public house in the village, The Black Swan on Horsham Road. A second pub was recently razed to build houses. The village has a florist and there are other shops at the M23/A23 motorway service area that are well used by the community for convenience shopping.
- 4.54 The village has three warehouse distribution centres and a small office complex on Horsham Road. The new acute needs treatment facility at the southern end of

⁶ ‘A History of the County of Sussex vol 7, the Rape of Lewes’ pub. Victoria County History 1940.

Old Brighton Road will become the largest employer (100 jobs+) in the parish when fully operational.

- 4.55 Commuter traffic through the village is a problem at peak times, compounded by unrestricted commuter car parking for shared driving to Crawley and Gatwick. This parking, together with movements of distribution lorries using the warehouse buildings, can often restrict access at the junction of Horsham Road and Old Brighton Road South.

Slaugham and Warninglid

- 4.56 Both have a few small businesses, mostly rural in nature. Both villages currently have one pub / restaurant. Residents in each of these villages view the pubs as important socially and economically, as gathering places and mainstays of village life.

- 4.57 Slaugham Parish Employment Statistics⁷

- 1,521 economically active residents (78% v 70% England)
- 299 self-employed (15% v 10% England)
- 130 working from home (7% v 4% England)
- 695 people with highest qualification (32% v 27% England)
- 300 people with no qualifications (4% v 23% England)
- 49% people working in managerial, professional and similar occupations (v 41% England)

- 4.58 Mid Sussex's vision for the district is "*A strong Mid Sussex economy where business profits fully from economic growth and where our residents have the opportunity to work within their communities*". Slaugham Parish will take this into consideration when assessing its Strategic Objectives.

⁷ OCSI Rural Community Profile for Slaugham 2013

5. Key sustainability issues

SWOT assessment

5.1 The issues identified in the Neighbourhood Plan public workshops and consultation, and the baseline information collected in Section 4 have informed the following table.

Strengths	Weaknesses
<p>Outstanding landscape setting, designated land (e.g. AONB, SSSI, LNR), significant built heritage assets, conservation areas, green space and strategic gaps.</p> <p>Distinct village identities and sense of community, local help groups and Community Bus.</p> <p>Good range of community activities, choice of pubs, café. Thriving village clubs, friendly churches, modern health centre. In Handcross some shops, Post Office, business district. Nymans and High Beeches gardens. Recreation ground and access to The Hyde Estate. Furnace Pond (and Angling club). Two areas of allotments.</p> <p>Pease Pottage services (including M&S) and flower shop.</p> <p>Relatively low crime, valued schools.</p> <p>Local employment opportunities, access to A23, Haywards Heath, Horsham and Crawley for other hubs.</p>	<p>Four villages can create different and competing needs.</p> <p>Loss of Handcross Parish Hall and recreation grounds. Some difficulties in encouraging community spirit, engaging all sections of the community especially young people. Limited activities for children and young people. Poor broadband service in some areas.</p> <p>Traffic and speed (both in villages and on rural roads), volume and weight and widespread parking issues, visual clutter, pedestrian vulnerability, deteriorating public transport. Piecemeal pavements and verges, blocked by parked cars.</p> <p>Pressure on Primary School rolls; significant parking problems at Handcross primary, pressure on health facilities from increasing population from future developments. Power cuts, drainage issues.</p> <p>High house prices, high rental prices, lack of affordable housing. Overdevelopment of Pease Pottage (loss of strategic gap between Pease Pottage and Crawley) and Handcross.</p>
Opportunities	Threats
<p>Conserve and enhance valued landscapes and built heritage.</p> <p>Improve pedestrian safety, implement traffic management, reduce travel carbon-based fuel usage, and improve parking in all villages.</p> <p>Enable all ages to live in the community, improve contact and service to elderly. Tailor type and location of development to local wants and needs. Encourage use of renewable energy, support local businesses. Negotiate new activity space and improved community facilities with local</p>	<p>Loss of countryside, green spaces, recreation areas. Loss of agricultural land and local food self-sufficiency.</p> <p>Climate change, loss of biodiversity, drought or water interruption/contamination. Danger from HGVs and fast traffic. Loss of services such as buses, shops.</p> <p>Over or inappropriate development leading to loss of rural character. Loss of local distinctiveness through cumulative residential developments (particularly in Pease Pottage and Handcross) and erosion of rural countryside features. Pressure on</p>

landowners. Reduce street clutter, improve visual approaches to Handcross village. Encourage inclusion, community activities, garden share and community growing.	schools, health centre and other services from overdevelopment. Need for sustainable funding for potential future Handcross Community Centre.
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Sustainability Challenges

- 5.2 There are a number of sustainability issues and challenges facing the Parish. While Slaugham Parish offers a high quality environment to residents and local businesses, the Neighbourhood Plan will need to manage and seek to resolve a series of issues over its lifetime if the parish is to continue to be successful while respecting its outstanding landscape setting and rural ambiance.
- 5.3 In the absence of a Neighbourhood Plan there will be fewer opportunities to address the issues and challenges facing the parish, as well as contributing to a reduction in the potential benefit to the community. Due to its desirable location, residents feel that the parish is at particular risk from over-development, which would lead to deterioration in the quality of life in Slaugham Parish.

6. Sustainability Objectives

	Environmental Objectives
1	Countryside
	<p>To preserve, protect and enhance the countryside and open spaces in Slaugham Parish, recognising:</p> <ul style="list-style-type: none"> • The status of the majority of the parish as part of the High Weald Area of Outstanding Natural Beauty • The rural nature of the Parish with four distinct settlements • The importance to the community of ancient woodland, diversity of wildlife, amenity space and recreational areas, the peace and tranquillity of the Parish <p>Measurements:</p> <ul style="list-style-type: none"> • <i>Area and quality of ancient woodland within the parish maintained or increased</i> • <i>Area and condition of green spaces between the four villages maintained</i>

	<p><i>or improved</i></p> <ul style="list-style-type: none"> • <i>Number of planning consents granted contrary to advice from the High Weald AONB management team, Natural England, CPRE or National Trust</i> • <i>Number of planning consents having negative impact on important wildlife sites (including SSSI; land covered by the three Registered Park and Gardens; Scheduled Ancient Monument; Environmental Stewardship or Countryside Stewardship schemes)</i> • <i>Condition and accessibility of footpaths, bridleways and cycle paths</i> • <i>Number of Tree Preservation Orders within the parish;</i> • <i>Area and quality of agricultural land lost to planning consents.</i>
2	Settlements
	<p>To retain the geographic distinctiveness of the four villages and maintain the gaps both intra-parish between the individual villages and between Slaugham Parish and surrounding built up areas in particular Pease Pottage and Crawley.</p> <p>Measurements:</p> <ul style="list-style-type: none"> • <i>Number of planning applications granted which compromise the strategic gaps between villages, and between Pease Pottage and Crawley.</i>

3	Heritage
	<p>To conserve and protect the High Weald Area of Outstanding Natural Beauty including conservation and retention of the architectural heritage of conservation areas and individual historic buildings with changes to conform to locally agreed guidelines.</p> <p>Measurements:</p> <ul style="list-style-type: none"> • <i>The number of listed buildings in the parish</i> • <i>The number of objections received to planning applications from English Heritage. The number of objections received to planning applications from the High Weald AONB unit.</i>
4	Traffic, Parking, and Roads
	<p>To substantially reduce impact of the road congestion/pollution and to improve sustainable transport within the Parish, especially the Handcross and Pease Pottage High Streets and on Coos Lane. To encourage local transport companies to create more bus routes through our villages. To facilitate other public transport options, such as service to and from local train stations at peak commuting times</p>
	<p>Measurements:</p> <ul style="list-style-type: none"> • <i>The number of accidents in the Parish due to traffic conditions</i> • <i>The number of additional off street parking spaces provided</i> • <i>The number of parking spaces lost due to development</i> • <i>The creation and use of cycle paths</i> • <i>The number of dwellings within a five minute walk of a bus stop</i> • <i>Continued viability of the Handcross Community bus</i>
	Social Objectives
5	Maintenance
	<p>To ensure that the community has continuing access to adequate, high quality community facilities and recreational open space in each of the four villages.</p> <p>Measurements:</p> <ul style="list-style-type: none"> • <i>Number of households within a 15 minute walk (approximately 1.2km) from a Village Hall or other appropriate Community facility;</i> • <i>Booking / usage statistics for Seaforth Hall, proposed community facility at Finches Field, Parish Hall and Pavilion (or replacement) in Handcross;</i> • <i>Number of households within a 15 minute walk (approximately 1.2km) of</i>

recreational open space and sporting facilities.

6	Housing Needs
	<p>To ensure a supply of homes consistent with local housing needs identified in various community surveys, the 2011 census and the Mid Sussex District plan. To meet the social objectives of homes suitable for an aging population and those suitable for younger people, including singles, couples and families. This objective must be met in a way that adds households at a rate that can be absorbed by existing infrastructure and community opinion.</p> <p>Measurements:</p> <ul style="list-style-type: none"> • <i>The number of locally connected individuals on the housing register requiring either affordable or social housing</i> • <i>The number of additional affordable housing units provided in the Parish</i> • <i>The number of permissions granted that meet or exceed the 30% affordable housing provision</i>

7	Homes
	<p>To ensure that all new homes are built efficiently and to a suitable density using local materials, and meet or exceed the targets set by national best practice guidelines for quality, density, energy efficiency, size and design of homes⁸ by:</p> <p>Measurements:</p> <ul style="list-style-type: none"> • <i>The number of permissions granted for schemes which include energy efficiency measurements</i> • <i>The number of permissions granted that include rainwater harvesting</i> • <i>The number of permissions granted that include renewable energy sources</i> • <i>The number of permissions granted which do not meet best practice guidelines on density and design.</i>
8	Education
	<p>To ensure that high quality education is available throughout the Parish for pre-school and primary aged pupils. To provide a pre-school or primary place for all children who live in the Parish while maintaining recognised guidelines on numbers of students per class and the facilities that they</p>

⁸

	<p>should have.</p> <p>Measurements:</p> <ul style="list-style-type: none"> • <i>The number of local children unable to attend a primary/play school in the Parish</i> • <i>The number of dwellings within 1.5km of a primary school.</i>
9	Community
	<p>To provide community facilities that allow residents of each of the four Villages comprising Slaugham Parish to create a focal point for community activities and identity.</p> <p>Measurements:</p> <ul style="list-style-type: none"> • <i>The number of active clubs, social groups, sports teams, youth activities in the Parish</i> • <i>Maintain or increase the number of suitable facilities for worship, local theatre groups and choir and other village based clubs and associations primarily for local residents</i>

10	Health
	<p>To maintain access to high quality healthcare and to provide opportunities for residents to maintain and enhance their health and well-being.</p> <p>Measurements:</p> <ul style="list-style-type: none"> • <i>The number of dwellings within 1.5km of a Doctors Surgery</i> • <i>Maintain or increase play equipment in local recreation grounds</i> • <i>Maintain or improve recreation grounds at Handcross, Pease Pottage, Slaugham and Warninglid</i>
	Economic Objectives
11	Employment
	<p>To facilitate employment opportunities within the Parish. To enable the necessary infrastructure to encourage self-employment and working from home, and the associated reduction in commuting to work outside the Parish.</p> <p>Measurements:</p> <ul style="list-style-type: none"> • <i>Number employed within the Parish</i> • <i>Number of parishioners working from home</i> • <i>Number of homes with access to super-fast broadband, reliable electricity and telephone service, local post office facilities</i> • <i>Number of residents commuting to work outside Parish</i>

12	Business
	<p>To sustain and grow business activity in the Parish, including those associated with the visitor and tourism sector, in appropriate locations. To maintain Handcross as the centre of economic activity in the Parish, while facilitating business growth in other areas currently in commercial/retail use.</p> <p>Measurements:</p> <ul style="list-style-type: none"> • <i>Number of businesses active within the Parish</i> • <i>Number and range of shops, businesses, services available within the Parish</i> • <i>Visitor numbers at Nymans, High Beeches, Slaugham Manor</i> • <i>Number of empty business and commercial properties</i>

7. Next Steps

This Scoping Report will be sent out to the Statutory Consultees listed in 1.4 of the Introduction, for the required consultation period. Responses will be reviewed, and will inform the next steps to be taken in continuing the Sustainability Appraisal. The Sustainability Appraisal will guide the preparation of the revised Neighbourhood Plan, and will provide the basis for assessing the policies within the plan.

Appendix A

Appendix A Summary of Plans and Programmes

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

	restored and enhanced.	document.
Mid Sussex Landscape Character Assessment, 2005	This document looks in detail at the landscape character of the District and contains detailed management guidelines	The management guidelines will need to be taken into consideration in the Neighbourhood Plan
Ancient Woodland Inventory for Mid Sussex, 2007	This survey identifies the areas of ancient woodland within Mid Sussex	Ancient woodland is a key biodiversity asset for the parish and needs to be recognised in the Neighbourhood Plan.
Biodiversity Action Plan for Sussex	Focuses resources to conserve and enhance biodiversity in Sussex by means of local partnerships, taking account of national and local priorities.	The Neighbourhood Plan will need to take account of nature conservation and biodiversity issues.
Mid Sussex Economic Development Strategy, MSDC 2013	The document lists objectives for economic development and states how the Council will assist in meeting these aims	The Neighbourhood Plan will need to be in broad compliance with the economic development and tourism policies of the District Plan
Mid Sussex Infrastructure Development Plan, draft 2013	Sets out infrastructure requirements that development will be expected to contribute towards.	The Neighbourhood Plan should contain a policy on infrastructure to comply with these requirements.
Mid Sussex Landscape Capacity Study, 2007	The study identifies the capacity of the Mid Sussex landscape to accommodate strategic development.	The study has been a key piece of evidence in the formulation of policies concerning the District's landscape
Register of Listed Buildings	Lists and describes the buildings included in the List of Buildings of Special Arch and Historic Interest	The Neighbourhood Plan will take account of the need to protect and conserve this asset.
West Sussex Sites of Nature Conservation Importance Register	Identifies and describes sites of importance	The Neighbourhood Plan will need to contain policies to protect these sites

Slaugham Neighbourhood Plan Community Survey (July 2012)

Other documents which have informed the Scoping Report and which will inform the Neighbourhood Plan

OCSI Rural Community Profile for Slaugham Parish (November 2013)

Slaugham Parish Plan (2011)

Housing Needs Survey for Slaugham Parish (October 2010)

Handcross Community centre Survey (2010)

Slaugham Village Design Statement (2011)

Warninglid Village Design Statement (January 2012)

State of the Parish Report (October 2012)