

Appendix 5 – Sustainability Appraisal of the Core Strategy – Proposed-submission Policy Proposals

Key to symbols used

++	Significant positive
+	Positive
+?	Possible positive or slight positive
0	No impact
?	Uncertain
-?	Possible negative or slight negative
-	Negative
--	Significant negative

In terms of what is meant by the short, medium and long-term periods, the short-term period is taken as up until 2016, the medium-term period is from 2016-2026 and the long-term period is post 2026.

Note: The following table and others contained within this appendix often contain an abbreviated version of the wording for each of the sustainability objectives. To view the full wording, see Section 5 of the main report.

Core Policy 1: Locational Principles for New Homes

This policy area will be reported to the Better Environment Advisory Group later in the year.

Core Policy 2: Broad Locations for New Homes

This policy area will be reported to the Better Environment Advisory Group later in the year.

Core Policy 3: Gypsies, Travellers and and Travelling Show People

The proposed policy at the Pre-submission stage was:

To have a policy that provides for the level of pitch provision agreed through the SEERA Partial Review of the South East Plan. The location of these sites will be determined in consultation with the Gypsy and Traveller community and the settled community through the Gypsy and Travellers Development Plan Document. This DPD will have regard to the following guiding principles:

- Sites should have good access to services and amenities such as schools, shops and medical facilities, and be well related to existing communities to encourage social inclusion;
- Sites should be located and designed to minimise impact on the environment and neighbouring uses.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	The policy should ensure that the accommodation needs of specific groups in the community are met.	+	+	+	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	?	Development proposals will be subject to the District Council's Strategic Flood Risk Appraisal.	?	?	?	Core Policy on Flood Risk

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
3. To improve access to health facilities.	+	The policy should result in gypsy and traveller sites having ease of access to health facilities. The policy should also ensure that the gypsy and traveller population do not experience inequalities in health as a result of poor standards of accommodation.	+	+	+	None suggested.
4. To improve access to educational facilities.	+	The policy should result in gypsy and traveller sites having ease of access to education facilities.	+	+	+	None suggested.
5. To create crime resistant communities.	+	The policy should have a positive impact if it reduces inequalities in the population by providing access to housing and ensuring against unauthorised sites.	+	+	+	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	The policy seeks to ensure good access to community services and facilities, thereby preventing social exclusion.	+	+	+	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	-?	The majority of gypsy and travellers sites tend to be in greenfield locations. However, by allocating sites will give some control over the location, which may mean the use of previously developed sites can be promoted.	-?	-?	-?	The Core Policy on Character and Design
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+?	The policy should reduce the need to travel as sites will be located with good access to services and facilities. By minimising the need to travel will minimise the emissions from vehicles, which are a contributing factor to climate change.	+?	+?	+?	None suggested.
9. To conserve and enhance the District's biodiversity.	0	Potential land conflict if sites are near to areas of wildlife importance. However, the policy ensures that environmental considerations are a factor in the gypsy and traveller site allocations.	0	0	0	Seek biodiversity enhancements in the allocated sites. The Core Policy on Biodiversity Enhancements and Green Infrastructure
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	-?	Potential land conflict if sites are in the open countryside. However, the policy ensures that environmental considerations are a factor in the gypsy and traveller site allocations.	-?	-?	-?	Ensure that the landscape value is low for the sites allocated in the subsequent DPD. The Core Policy on Character and Design.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	Potential land conflict if sites are in the vicinity of historical buildings or archaeological sites. However, the policy ensures that environmental considerations are a factor in the gypsy and traveller site allocations.	0	0	0	Ensure that the sites identified avoid impacting on archaeological sites and buildings of historical interest. The Core Policy on Design.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	+?	The policy should minimise the need to travel by car as sites will be located with good access to services, facilities and public transport.	+?	+?	+?	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	+?	The policy should have a positive impact on this objective as authorised gypsy and travellers sites would have their rubbish formally collected, which could include a certain amount of recycling.	+?	+?	+?	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
17. To sustain economic growth and competitiveness across the District.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

In the stage between publication of the Pre-submission document and the Proposed submission document, it was decided not to progress a Gypsy and Travellers DPD and instead rely on the Gypsy and Traveller Accommodation Assessment.

The proposed policy at the Proposed submission stage is:

New or extended sites to meet the needs of gypsies, travellers and/or travelling show people as identified in the Gypsy and Traveller Accommodation Assessment and/or the South East Plan Partial Review will be supported provided:

- Sites have good access to services and amenities such as schools, shops and medical facilities, and are well related to existing communities to encourage social inclusion;
- Sites are located and designed in accordance with best practice to provide acceptable living conditions for residents and to minimise impact on the environment and neighbouring uses.

This does not represent a significant change in policy direction and therefore does not require re-appraising.

Core Policy 4: New Business Development

This policy area will be reported to the Better Environment Advisory Group later in the year.

Core Policy 5: Tourism

To have a policy that supports new tourism related development within the built up areas, including visitor accommodation.

To have a policy that allows new tourism related development in the countryside, including visitor accommodation and the re-use of rural buildings, where this supports the sustainability of the rural area.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
4. To improve access to educational facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	+?	The policy seeks the re-use of rural buildings.	+?	+?	+?	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	-?	By allowing certain tourism related development in the countryside may encourage an increase in unsustainable travel patterns, from those who will be visiting the tourism facilities, thereby causing an increase in greenhouse gas emissions in the District.	-?	-?	-?	Core Policies on Renewable Energy, Sustainable Resources, Character and Design and Transport.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	The Core Policy on Biodiversity Enhancements and Green Infrastructure
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+?	The policy seeks to avoid harm to the countryside. In providing more visitor facilities, the policy may improve accessibility to the countryside.	+?	+?	+?	Core Policy on Character and Design.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	+?	The policy should mean that tourism related developments avoid adverse impacts on historic environment assets in the countryside.	+?	+?	+?	Core Policy on Character and Design.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	-?	The policy could result in some tourism related development being delivered in locations that can only be accessed by private vehicles.	-?	-?	-?	Core Policy on Transport.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	-?	The policy may result in tourism related developments in locations where connection to mains sewerage is not possible and therefore private treatment plants/cesspits will need to be utilised – these have an increased risk of causing pollution to the aquatic environment.	-?	-?	-?	May be difficult to mitigate through planning policy. Ensure that any new tourism development incorporates high standards of water efficiency. The Core Policy on Sustainable Resources.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	Ensure that any new tourism development incorporates high standards of energy efficiency. The Core Policy on Sustainable Resources.
16. To ensure high and stable levels of employment.	+	The policy allows for employment generating tourism related developments to be delivered throughout the District.	+	+	+	None suggested.
17. To sustain economic growth and competitiveness across the District.	+	The policy should result in an increase in tourism related developments, which will allow this sector of the economy to grow and in rural areas allow for economic revitalisation.	+	+	+	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	+	The policy is compatible with allowing this objective to be met.	+	+	+	None suggested.

Prior to the publication of the Proposed Submission document, the wording of this policy has been amended. It does not, however, represent a change in policy direction and therefore it is not necessary to re-appraise this policy.

Core Policy 6: Retail Hierarchy

To have a policy that encourages the development of retail uses, taking account of the following retail hierarchy:

Category 1 (Preferred location for major retail uses to serve the town and surrounding villages)

Town centres of Burgess Hill, East Grinstead and Haywards Heath

Category 2 (Preferred location for retail uses to meet the needs of the larger individual communities and their surrounding communities)

Ashurst Wood, Copthorne, Crawley Down, Cuckfield, Handcross, Hassocks, Hurstpierpoint, Lindfield

Category 3 (Preferred location for retail uses to serve the needs of the individual villages and rural hinterland)

Albourne, Ansty, Ardingly, Balcombe, Bolney, Horsted Keynes, Sayers Common, Scaynes Hill, Sharpthorne, Staplefield, Turners Hill, West Hoathly

Category 4 (Location for retail uses to serve the needs of individual villages)

Fulking, Newtimber, Pease Pottage, Poynings, Pyecombe, Slaugham, Twineham, Warninglid

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
4. To improve access to educational facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	The policy does not seek to prevent the development of appropriate retail uses in any of the category 1, 2, 3 and 4 settlements, thereby ensuring that new retail uses could be delivered in these settlements, which will improve accessibility.	+	+	+	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	-?	The policy does not promote the use of previously developed sites ahead of greenfield sites for new retail uses. In practice, most new retail uses re-use existing buildings and premises.	-?	-?	-?	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+?	By focusing major retail uses in the existing centres of population and local needs retail in the individual villages should minimise the need to travel long distances to access the appropriate retail uses. This should minimise car use, a contributing factor towards climate change.	+?	+?	+?	None suggested.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	The Core Policy on Biodiversity Enhancements and Green Infrastructure.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+?	The policy seeks to avoid large retail uses being delivered in rural areas, thereby avoiding harm to the countryside in these locations.	+?	+?	+?	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	?	The impact on the District's historic environment from these options is difficult to gauge at this very broad strategic level.	?	?	?	Core Policy on Character and Design.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	+	By focusing major retail uses in the existing centres of population and local needs retail in the individual villages should minimise the need to travel long distances to access the appropriate retail uses. This should minimise car use and enable all major retail uses to be made accessible to public transport.	+	+	+	Core Policy on Transport.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	Ensure that any new retail development incorporates high standards of water efficiency. The Core Policy on Sustainable Resources.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	Ensure that any new retail development incorporates high standards of energy efficiency. The Core Policy on Sustainable Resources.
16. To ensure high and stable levels of employment.	+	The policy supports the provision of more employment generating development.	+	+	+	None suggested.
17. To sustain economic growth and competitiveness across the District.	+	By encouraging appropriate retail growth will support general economic growth in the District.	+	+	+	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

In the stage between production of the Pre-Submission Document and Proposed Submission Document, the settlements within each category were defined in the Rural Issues Background Paper. A further category, Category 4 was defined. This information has been incorporated into this policy. As this does not represent a change in policy direction, it is not necessary to re-appraise this policy.

Core Policy 7: Small Scale Retail Uses

To have a policy that encourages the provision of small scale retail uses where they enable people to meet their daily needs for shopping within walking distance of their homes and workplaces, and meet the growing demand for local produce.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
4. To improve access to educational facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	The policy should result in residential neighbourhoods having ease of access to convenience shopping, thereby improving accessibility to retail.	+	+	+	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	?	The policy does not promote the use of previously developed sites ahead of greenfield sites for new small scale retail uses. In practice, most new retail uses re-use existing buildings and premises.	?	?	?	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+?	By improving accessibility to local retail uses, the need to use the car in order to travel to such facilities will be reduced. Car usage is a contributing factor to carbon emissions.	+?	+?	+?	None suggested.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	The Core Policy on Biodiversity Enhancements and Green Infrastructure.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	+	By improving accessibility to local retail uses, the need to use the car in order to travel to such facilities will be reduced.	+	+	+	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	Ensure that any new small scale retail development incorporates high standards of water efficiency. The Core Policy on Sustainable Resources.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	Ensure that any new small scale retail development incorporates high standards of energy efficiency. The Core Policy on Sustainable Resources.
16. To ensure high and stable levels of employment.	+?	New small scale retail premises, particularly those that sell local produce, should result in a small increase in employment opportunities.	+?	+?	+?	None suggested.
17. To sustain economic growth and competitiveness across the District.	+?	New small scale retail premises, particularly those that sell local produce, should be a small contributor towards economic growth in the District.	+?	+?	+?	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

The wording of this policy has not changed since the publication of the Pre-Submission document, therefore it is not necessary to re-appraise this policy. **Core Policy 8: Leisure Activities and Facilities**

At the Pre-Submission stage, there were two distinct policies: Core Policy 8 concerned with Cultural Activities and Facilities, and Core Policy 9, concerned with Open Space, Sport and Recreation. These policies were appraised separately in this section.

In the stage between the production of the Pre-Submission document and the Proposed Submission document it was decided to combine the policy on open space, sport and recreation provision with the policy on cultural activities and facilities. This was an aesthetic change and does not represent a significant change in policy direction.

The proposed policy at Pre-submission stage referred to a Cultural Strategy and Action Plan. It has now been decided to produce a Leisure Strategy. This change has been reflected in the policy wording but is not a significant change that would alter the previous appraisal of this policy.

In terms of leisure activities and facilities, the policy that was appraised at the Pre-submission stage was:

To have a policy that supports the provision and development of cultural activities and facilities to support the health, wellbeing and quality of life of the existing and future community and contribute to the local economy and environment. The need for such facilities will be founded on the content of the Leisure Strategy.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	+?	Cultural activities include leisure and recreation. By supporting the provision and development of such activities should aid in greater opportunities to access leisure and recreation facilities, which can encourage exercise.	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	An increase in cultural activities can aid in the provision of facilities that can be used for education purposes, particularly sports.	+?	+?	+?	None suggested.
5. To create crime resistant communities.	+?	The policy could have a potentially positive impact on this objective – providing an increased provision of cultural activities may provide alternatives to low level crime.	+?	+?	+?	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	A positive impact on this objective as the policy will support new cultural activities that will improve accessibility to recreation and leisure facilities.	+	+	+	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+?	New cultural activities in accessible locations may reduce the need to use the car, which is a contributing factor towards carbon emissions.	+?	+?	+?	None suggested.
9. To conserve and enhance the District's biodiversity.	+?	If new cultural activities are delivered by way of this policy then they should contribute positively towards the local environment. This could mean that facilities could be provided that result in biodiversity enhancements (open spaces, etc).	+?	+?	+?	The Core Policy on Biodiversity Enhancements and Green Infrastructure.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+?	Through the provision of cultural activities and facilities, greater access could be gained to the District's countryside. The policy expects cultural activities to contribute positively to the local environment, which will include the countryside.	+?	+?	+?	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	+?	Through the provision of cultural activities and facilities, greater access could be gained to the District's historic environment.	+?	+?	+?	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	+	New cultural activities and facilities in accessible locations may reduce the need to use the car.	+	+	+	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
17. To sustain economic growth and competitiveness across the District.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	+	The provision of new and improved cultural activities and facilities is likely to make Mid Sussex a more attractive place to visit.	+	+	+	None suggested.

In terms of open space, sport and recreation, the policy that was appraised at the Pre-submission stage was:

To have a policy that supports the Leisure Strategy, including the findings of the 'PPG17 Assessment of Open Space, Sport and Recreation', and refers to a new or revised Supplementary Planning Document that will set out the new standards and thresholds.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	-?	In the majority of instances the PPG17 Assessment recommends that existing open spaces, sports pitches and recreation grounds are not released for other forms of development. This may impact on the amount of sites that have potential to accommodate housing.	0	-?	-?	Core Policies that detail the delivery of broad strategic sites for housing.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
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			Short	Medium	Long	
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	+?	There are a few areas of open space, in particular in and around Burgess Hill and Haywards Heath that are identified as at risk from flooding. Where these areas have been identified as being of high value this should ensure that these sites are not developed.	+?	+?	+?	None suggested.
3. To improve access to health facilities.	+?	Seeking the retention of the majority of the existing open spaces, recreation and leisure facilities will encourage continued exercise with its associated health benefits.	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	Maintaining the majority of open spaces, sport and recreation facilities can aid in the provision of facilities that can be used for education purposes, particularly sports.	+?	+?	+?	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	A positive impact on this objective as the policy will result in the retention and in some instances the enhancement of many of the District's open spaces, sport and recreation facilities.	+	+	+	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+?	By protecting locally accessible sites should ensure against the need to travel by car to less accessible sites. Emissions from car travel is one of the contributing factors to climate change.	+?	+?	+?	None suggested.
9. To conserve and enhance the District's biodiversity.	+	Many open spaces will contain biodiversity features (or may be designated for their biodiversity value). Retention and enhancement of the majority of these features will aid in the achievement of this objective.	+	+	+	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	+?	By protecting the majority of locally accessible sites should ensure against the need to travel by car to less accessible sites.	+?	+?	+?	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	+	Many recreational and leisure facilities employ a certain amount of people (i.e. Olympos Burgess Hill and Olympos Haywards Heath). This policy should ensure that these employment opportunities are retained and possibly enhanced.	+	+	+	None suggested.
17. To sustain economic growth and competitiveness across the District.	+	The policy would sustain and possibly enhance facilities that are important economically for the District.	+	+	+	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
18. To encourage the development of a buoyant, sustainable tourism sector.	+?	Many of the District's open spaces, recreation and leisure facilities make an important contribution to making Mid Sussex an attractive place for people to visit. By seeking to retain and enhance many of these facilities will aid in the achievement of this objective.	+?	+?	+?	None suggested.

Core Policy 10: Burgess Hill Town Centre

To have a policy that supports the revitalisation of Burgess Hill Town Centre in accordance with the vision, objectives and guidance contained within the adopted Burgess Hill Town Centre Masterplan, and commits to the review of the Masterplan to adapt to changing circumstances and the planned growth of the town.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	The Town Centre Masterplan has identified specific locations for residential development. It is envisaged that a significant number of dwellings could be delivered through the revitalisation of the town centre.	+	++	?	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	+?	Objective 7 of the Masterplan advocates the use of SuDS. No part of the town centre is identified as at risk from flooding.	+?	+?	+?	None suggested.
3. To improve access to health facilities.	+?	The Masterplan seeks improvements to walking and cycling facilities in the town centre. Such activities can bring substantial health benefits – an indirect positive impact.	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	Implementation of the Masterplan should result in new and improved facilities that can aid in people's education, including the library and a new community resource centre – an indirect positive impact on this objective.	+?	+?	+?	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
5. To create crime resistant communities.	+	Implementation of the proposals in the Masterplan should improve pedestrian environments, improve evening activity and buildings which front the street and provide more facilities for young people to use. All of these improvements should help to reduce the relatively high levels of crime that currently exist in the town centre.	+	+	+	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	++	The Masterplan seeks to create new opportunities for retail development and improve leisure facilities.	+	++	++	
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	+	Implementation of the Masterplan will result in better use being made of the land within the existing town centre, with an increased number of dwellings, retail outlets and leisure facilities.	+	+	+	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+	Improvements to walking, cycling and public transport facilities, should reduce the need to travel unsustainably, which is a contributing factor towards carbon emissions. The redevelopment of some existing town centre buildings will, in many instances, result in a more energy efficient buildings being constructed.	+	+	+	None suggested.
9. To conserve and enhance the District's biodiversity.	0	There is little biodiversity value within the town centre and therefore its revitalisation is likely to have little impact on this objective.	0	0	0	Core Policy on Biodiversity Enhancements and Green Infrastructure.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+	By seeking to make better use of the town centre, including the incorporation of a significant amount of residential development, should reduce the need to develop on greenfield sites in the countryside	+	+	+	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	There are few buildings/areas of historical interest within Burgess Hill Town Centre. Despite this, any Listed Buildings, such as St John's church, will be retained.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	By increasing and improving the retail choice within the town centre is likely to attract more shoppers to Burgess Hill, which has the potential to generate more car trips and increase congestion. However, the plans to improve walking, cycling and public transport facilities should reduce the need to travel unsustainably.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	-?	The Masterplan seeks to minimise waste generation by re-using building materials in construction. Despite this, increased development in the town centre is likely to result in an increase in waste generation, particularly during the operation stage.	-?	-?	-?	Core Policy on Sustainable Resources.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	The redevelopment of some existing town centre buildings will, in many instances, result in a more sustainable buildings being constructed, which should include greater levels of water efficiency.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	+	The redevelopment of some existing town centre buildings will, in many instances, result in a more energy efficient buildings being constructed.	+	+	+	None suggested.
16. To ensure high and stable levels of employment.	+	New retail development in the town centre will create additional employment both in the short and long-term.	+	+	+	None suggested.
17. To sustain economic growth and competitiveness across the District.	++	The Masterplan, and any subsequent revision to it, should create the policy to have a positive impact on the vitality and viability of the town centre. This will improve the economic competitiveness of Burgess Hill and the surrounding area.	+	++	++	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	+?	By making Burgess Hill town centre a more attractive place to visit may attract more day visitors to the area.	+?	+?	+?	None suggested.

The wording of this policy has not changed since the publication of the Pre-Submission document, therefore it is not necessary to re-appraise this policy.

Core Policy 19: East Grinstead Town Centre

To have a policy that supports the revitalisation of East Grinstead Town Centre in accordance with the vision, objectives and guidance contained within the adopted East Grinstead Town Centre Masterplan, and commits to the review of the Masterplan to adapt to changing circumstances and the planned growth of the town.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	The Town Centre Masterplan has identified specific locations for residential development. It is envisaged that a significant number of dwellings could be delivered through the revitalisation of the town centre.	+	++	?	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	+?	Objective 7 of the Masterplan advocates the use of SuDS. No part of the Town Centre is identified as at risk from flooding.	+?	+?	+?	None suggested.
3. To improve access to health facilities.	+?	The Masterplan seeks improvements to walking and cycling facilities in the town centre. Such activities can bring substantial health benefits – an indirect positive impact.	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	Implementation of the Masterplan should result in improved facilities, such as the library that can aid in people's education – an indirect positive impact on this objective.	+?	+?	+?	None suggested.
5. To create crime resistant communities.	+	Implementation of the proposals in the Masterplan should improve pedestrian environments, improve evening activity and buildings which front the street and provide more facilities for young people to use. All of these improvements should help to reduce the relatively high levels of crime that currently exist in the town centre.	+	+	+	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	++	The Masterplan seeks to create new opportunities for retail development and improve leisure facilities.	+	++	++	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	+	Implementation of the Masterplan will result in better use being made of the land within the existing Town Centre, with an increased number of dwellings, retail outlets and leisure facilities.	+	+	+	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+	Improvements to walking, cycling and public transport facilities, should reduce the need to travel unsustainably, which is a contributing factor towards carbon emissions. The redevelopment of some existing town centre buildings will, in many instances, result in a more energy efficient buildings being constructed.	+	+	+	None suggested.
9. To conserve and enhance the District's biodiversity.	0	There is little biodiversity value within the town centre and therefore its revitalisation is likely to have little impact on this objective.	0	0	0	Core Policy on Biodiversity Enhancements and Green Infrastructure.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+	By seeking to make better use of the town centre, including the incorporation of a significant amount of residential development, should reduce the need to develop on greenfield sites in the countryside.	+	+	+	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	+?	East Grinstead town centre contains many buildings of historical interest, many of which are listed and/or within the conservation area. The Masterplan recognises these assets and makes recommendations that new development should respect and build on the heritage and special character of the town	+?	+?	+?	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	By increasing and improving the retail choice within the town centre is likely to attract more shoppers to East Grinstead, which has the potential to generate more car trips and increase congestion. However, the plans to improve walking, cycling and public transport facilities should reduce the need to travel unsustainably.	0	0	0	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	-?	The Masterplan seeks to minimise waste generation by re-using building materials in construction. Despite this, increased development in the town centre is likely to result in an increase in waste generation, particularly during the operation stage.	-?	-?	-?	Core Policy on Sustainable Resources.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	The redevelopment of some existing town centre buildings will, in many instances, result in a more sustainable buildings being constructed, which should include greater levels of water efficiency.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	+	The redevelopment of some existing town centre buildings will, in many instances, result in a more energy efficient buildings being constructed.	+	+	+	None suggested.
16. To ensure high and stable levels of employment.	+	New retail development in the town centre will create additional employment both in the short and long-term.	+	+	+	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
17. To sustain economic growth and competitiveness across the District.	++	The Masterplan, and any subsequent revision to it, should create the policy to have a positive impact on the vitality and viability of the town centre. This will improve the economic competitiveness of East Grinstead and the surrounding area.	+	++	++	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	+?	By making East Grinstead Town Centre a more attractive place to visit may attract more day visitors to the area.	+?	+?	+?	None suggested.

The wording of this policy has not changed since the publication of the Pre-Submission document, therefore it is not necessary to re-appraise this policy.

Core Policy 22: Haywards Heath Town Centre

To have a policy that supports the revitalisation of Haywards Heath Town Centre in accordance with the vision, objectives and guidance contained within the adopted Haywards Heath Town Centre Masterplan, and commits to the review of the Masterplan to adapt to changing circumstances and the planned growth of the town.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	The Town Centre Masterplan has identified specific locations for residential development. It is envisaged that a significant number of dwellings could be delivered through the revitalisation of the town centre.	+	++	?	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	+?	Objective 7 of the Masterplan advocates the use of SuDS. No part of the town centre is identified as at risk from flooding.	+?	+?	+?	None suggested.
3. To improve access to health facilities.	+?	The Masterplan seeks improvements to walking and cycling facilities in the town centre. Such activities can bring substantial health benefits – an indirect positive impact.	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	Implementation of the Masterplan should result in improved facilities, such as the redevelopment of the library that can aid in people's education – an indirect positive impact on this objective.	+?	+?	+?	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
5. To create crime resistant communities.	+	Implementation of the proposals in the Masterplan should improve pedestrian environments, improve evening activity and buildings which front the street and provide more facilities for young people to use. All of these improvements should help to reduce the relatively high levels of crime that currently exist in the town centre.	+	+	+	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	++	The Masterplan seeks to create new opportunities for retail development and improve leisure facilities.	+	++	++	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	+	Implementation of the Masterplan will result in better use being made of the land within the existing town centre, with an increased number of dwellings, retail outlets and leisure facilities.	+	+	+	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+	Improvements to walking, cycling and public transport facilities, should reduce the need to travel unsustainably, which is a contributing factor towards carbon emissions. The redevelopment of some existing town centre buildings will, in many instances, result in a more energy efficient buildings being constructed.	+	+	+	None suggested.
9. To conserve and enhance the District's biodiversity.	0	There is little biodiversity value within the town centre and therefore its revitalisation is likely to have little impact on this objective.	0	0	0	Core Policy on Biodiversity Enhancements and Green Infrastructure.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+	By seeking to make better use of the town centre, including the incorporation of a significant amount of residential development, should reduce the need to develop on greenfield sites in the countryside.	+	+	+	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	+?	Haywards Heath town centre contains many buildings of historical interest, many of which are listed and/or within one of the two conservation areas. The Masterplan recognises these assets and makes recommendations that new development should respect and build on the heritage and special character of the town	+?	+?	+?	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	By increasing and improving the retail choice within the town centre is likely to attract more shoppers to Haywards Heath, which has the potential to generate more car trips and increase congestion. However, the plans to improve walking, cycling and public transport facilities should reduce the need to travel unsustainably.	0	0	0	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	-?	The Masterplan seeks to minimise waste generation by re-using building materials in construction. Despite this, increased development in the town centre is likely to result in an increase in waste generation, particularly during the operation stage.	-?	-?	-?	Core Policy on Sustainable Resources.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	The redevelopment of some existing town centre buildings will, in many instances, result in a more sustainable buildings being constructed, which should include greater levels of water efficiency.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	+	The redevelopment of some existing town centre buildings will, in many instances, result in a more energy efficient buildings being constructed.	+	+	+	None suggested.
16. To ensure high and stable levels of employment.	+	New retail development in the town centre will create additional employment both in the short and long-term.	+	+	+	None suggested.
17. To sustain economic growth and competitiveness across the District.	++	The Masterplan, and any subsequent revision to it, should create the policy to have a positive impact on the vitality and viability of the town centre. This will improve the economic competitiveness of Haywards Heath and the surrounding area.	+	++	++	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	+?	By making Haywards Heath town centre a more attractive place to visit may attract more day visitors to the area.	+?	+?	+?	None suggested.

The wording of this policy has not changed since the publication of the Pre-Submission document, therefore it is not necessary to re-appraise this policy.

Core Policy 29: Broad Locations in the Villages

To have a policy that identifies the following locations for housing development in the villages:

- Existing commitments (approximately 660 homes)
- The sites identified in the Small Scale Housing Allocations Document (515 homes)
- Extensions to the villages to be identified through a future rural themed Development Plan Document and informed by Core Policy 1 – Locational Principles for New Homes and the Rural Issues Background Paper

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	The policy ensures that housing is delivered to the villages, where a need for both open market and affordable housing exists.	+	+	+	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	+?	None of the existing commitments or sites identified in the Small Scale Housing Allocations Document are identified within flood risk areas. The rural themed DPD will be subject to the Sequential Test to ensure all sites allocated are not at risk from flooding. For all locations there will be scope to implement SuDS.	+?	+?	+?	Core Policy on Sustainable Resources seeks the use of SuDS.
3. To improve access to health facilities.	+?	In general, the existing commitments and sites identified in the Small Scale Housing Allocations Document have good access to existing health facilities. Access to health facilities will be an important factor when determining the location of the extensions to villages to be identified in the rural themed DPD. Contributions towards new and improved facilities would be sought when these sites are developed.	+?	+?	+?	Ensure that new housing contributes to the provision of new/extended health facilities. The Core Policy on Infrastructure provision.
4. To improve access to educational facilities.	+?	In general, the existing commitments and sites identified in the Small Scale Housing Allocations Document have good access to existing education facilities. Access to education facilities will be an important factor when determining the location of the extensions to villages to be identified in the rural themed DPD. Contributions towards new and improved facilities would be sought when these sites are developed.	+?	+?	+?	Ensure that new housing contributes to the provision of new/extended education facilities. The Core Policy on Infrastructure provision.
5. To create crime resistant communities.	?	The impact of this policy on this objective cannot be determined until the detailed design and construction stage of any of the housing developments that will be implemented through this policy.	?	?	?	Core Policy on Character and Design.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	By delivering a certain amount of new housing to the District's villages should help retain and increase the viability of the retail, community services, recreation and leisure facilities that currently exist in these settlements (in some instances new services and facilities should also be provided). Ease of access to a range of retail choice is unlikely to be possible.	+	+	+	Core Policies on Infrastructure Provision and Leisure Activities and Facilities.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	-?	A number of the sites identified in the Small Scale Housing Allocations Document as well as some of the existing commitments (i.e. Clock Field, Turners Hill) are classified as greenfield sites. It is likely that extensions to villages, which will be identified in the rural themed DPD, will be on greenfield sites (this is mainly due to the lack of edge of village previously developed sites).	-?	-?	-?	Core Policy on Housing Mix and Density.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	-?	The increase in development is likely to cause a net increase in emissions from traffic generation and the operational energy demands. The need to travel significant distances (generally by car) to access a range of retail choice, higher order services and facilities and employment is unlikely to minimise this impact.	-?	-?	-?	Ensure new housing is developed with a low carbon footprint. Core Policies on Renewable Energy, Sustainable Resources, Character and Design and Transport.
9. To conserve and enhance the District's biodiversity.	-?	The existing commitments and sites identified in the Small Scale Housing Allocations Document do not have any biodiversity related designations. Locations to be identified in the rural themed DPD will seek to minimise any potential impact on biodiversity.	-?	-?	-?	Core Policy on Biodiversity Enhancements and Green Infrastructure.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	-?	A number of the existing commitments and some of the housing to be delivered through the Small Scale Housing Allocations Document will be on greenfield sites that incur into the countryside. This is likely to also be the case for the village extensions that will be identified in the rural themed DPD. However, the Landscape Capacity Study will be utilised to ensure that, where possible, those sites identified will have low landscape value.	-?	-?	-?	Core Policy on Character and Design.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	?	None of the locations will result in the loss of buildings of historic interest although development in certain locations may impact upon the setting of Listed Buildings and/or Conservation Areas (e.g. the Local Plan allocation at Clock Field, Turners Hill is immediately adjacent to a Conservation Area). Locations to be identified in the rural themed DPD will seek to minimise any potential impact on the historic environment.	?	?	?	Core Policy on Character and Design should ensure that any impact on Listed Buildings/Conservation Areas is a positive impact.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	-?	The housing that is developed through this policy is likely to result in a high dependence on the use of the private car as most of the District's villages do not benefit from a comprehensive public transport system. Contributions towards new and improved walking, cycling and public transport facilities would be sought when these sites are developed.	-?	-?	-?	Ensure that new housing contributes to the provision of new/extended public transport, cycling and/or footpath facilities. The Core Policies on Infrastructure Provision and Transport.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	-	Increased housing is going to result in increased waste generation	-	-	-	Core Policy on Sustainable Resources.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	-?	Southern Water have indicated that for a significant development in any of the villages an upgrade to the WTW and associated infrastructure is likely to be required. However, they have indicated that this is feasible whilst still meeting the EA's environmental quality requirements. In terms of water resources, the increased number of houses will mean an increase in water use in the area.	-?	-?	-?	Ensure that any new housing incorporates high standards of water efficiency. The Core Policy on Sustainable Resources.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	Ensure that any new housing incorporates high standards of energy efficiency. The Core Policy on Sustainable Resources.
16. To ensure high and stable levels of employment.	+	Construction and maintenance related jobs would be created through the delivery of the new housing. Affordable homes will be delivered for key workers, thereby enabling them to live and work in the same settlement.	+	+	+	Incorporate employment uses within the housing developments and ensure an adequate supply of employment land within the District.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
17. To sustain economic growth and competitiveness across the District.	+	New housing should result in increased investment into the rural economy.	+	+	+	Incorporate employment uses within the housing developments and ensure an adequate supply of employment land within the District.
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Core Policy 30: Development in Rural Areas

The proposed policy at Pre-submission stage was:

To have a policy that allows for small-scale development outside built-up area boundaries where:

- (i) it utilises a brownfield site where possible; and
- (ii) it supports the sustainability of the rural area.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+?	The policy would allow for a small element of rural housing where a need exists.	+?	+?	+?	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	+?	The policy would allow for new or extensions to health facilities, outside built up area boundaries, where a need exists.	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	The policy would allow for new or extensions to education facilities, outside built up area boundaries, where a need exists.	+?	+?	+?	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	By including the criterion 'supports the sustainability of the rural area' should mean that the provision of community services outside built up area boundaries will be allowed if it is needed in that location.	+	+	+	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	+	There are a number of derelict brownfield sites within the rural areas of the District. This policy could result in some of these sites and buildings being redeveloped or reused.	+	+	+	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	-?	By allowing an element of development in the countryside may increase the need to use the private car in order to access that development. Increased car use is seen as a contributing factor towards increased carbon emissions.	-?	-?	-?	Ensure any development in the countryside is developed with a low carbon footprint. Core Policies on Renewable Energy, Sustainable Resources, Character and Design and Transport.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	0	Although the policy is likely to result in a small element of development in the countryside it should not be to the extent that harm will be caused. In addition, by having the criteria that no harm is caused to the character of the rural landscape.	0	0	0	Core Policy on Character and Design.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	-	By allowing an element of development in the countryside may increase the need to use the private car in order to access that development (public transport provision is likely to be limited).	-	-	-	Core Policy on Transport.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	-?	Development in rural areas may not be able to connect to mains sewerage, therefore increased use of private treatment plants/ cesspits, which have an increased risk of causing pollution incidents.	-?	-?	-?	May be difficult to mitigate through planning policy. Ensure that any new rural development incorporates high standards of water efficiency. The Core Policy on Sustainable Resources.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	-?	The policy is likely to restrict opportunities for renewable energy installations, particularly those on a large-scale, in the countryside.	-?	-?	-?	Core Policy on Renewable Energy
16. To ensure high and stable levels of employment.	+	The policy should result in a small amount of jobs being created that support the rural economy.	+	+	+	None suggested.
17. To sustain economic growth and competitiveness across the District.	+	The rural economy has been affected in recent years by falling incomes from farming. This policy would allow for an element of development that may help to revitalise the rural economy.	+	+	+	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	+?	The policy should allow for a certain amount of development that would support the rural tourism sector, whilst at the same time ensuring that one of the District's main tourist attractions, the countryside, is not adversely impacted upon.	+?	+?	+?	None suggested.

In the stage between the production of the Pre-Submission document and the Proposed Submission document, the South East Plan was published. This deleted policies referring to Strategic Gaps and Local Gaps. It was therefore decided to remove the specific Core Policy on Coalescence (which referred to the requirements of the emerging South East Plan), and incorporate it within this policy. As this represents a significant change in policy, it has been re-appraised.

To have a policy that allows for small-scale development outside built up area boundaries where:

- (i) development supports/meets the needs of rural communities and/or the rural economy
- (ii) *no harm is caused to the character of the rural landscape.*
- (iii) *it utilises a brownfield site where possible.*
- (iv) *it does not contribute to the coalescence of settlements*

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+?	The policy would allow for a small element of rural housing where a need exists.	+?	+?	+?	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	+?	The policy would allow for new or extensions to health facilities, outside built up area boundaries, where a need exists.	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	The policy would allow for new or extensions to education facilities, outside built up area boundaries, where a need exists.	+?	+?	+?	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	By including the criterion 'supports the sustainability of the rural area' should mean that the provision of community services outside built up area boundaries will be allowed if it is needed in that location.	+	+	+	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	+	There are a number of derelict brownfield sites within the rural areas of the District. This policy could result in some of these sites and buildings being redeveloped or reused.	+	+	+	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	-?	By allowing an element of development in the countryside may increase the need to use the private car in order to access that development. Increased car use is seen as a contributing factor towards increased carbon emissions.	-?	-?	-?	Ensure any development in the countryside is developed with a low carbon footprint. Core Policies on Renewable Energy, Sustainable Resources, Character and Design and Transport.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+	This policy is likely to result in a small element of development in the countryside but it should not be to the extent that harm will be caused. In particular, areas of countryside will be preserved between settlements where development would contribute to the coalescence of settlements.	+?	+	+	Core Policy on Character and Design

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	-	By allowing an element of development in the countryside may increase the need to use the private car in order to access that development (public transport provision is likely to be limited).	-	-	-	Core Policy on Transport.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	-?	Development in rural areas may not be able to connect to mains sewerage, therefore increased use of private treatment plants/ cesspits, which have an increased risk of causing pollution incidents.	-?	-?	-	Compliance with the Water Framework Directive. Ensure that any new rural development incorporates high standards of water efficiency. The Core Policy on Sustainable Resources.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	-?	The policy is likely to restrict opportunities for renewable energy installations, particularly those on a large-scale, in the countryside.	-?	-?	-?	Core Policy on Renewable Energy
16. To ensure high and stable levels of employment.	+	The policy should result in a small amount of jobs being created that support the rural economy.	+	+	+	None suggested.
17. To sustain economic growth and competitiveness across the District.	+	The rural economy has been affected in recent years by falling incomes from farming. This policy would allow for an element of development that may help to revitalise the rural economy.	+	+	+	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	+?	The policy should allow for a certain amount of development that would support the rural tourism sector, whilst at the same time ensuring that one of the District's main tourist attractions, the countryside, is not adversely impacted upon.	+?	+?	+?	None suggested.

Core Policy 31: Protected Landscapes - The High Weald Area of Outstanding Natural Beauty and the South Downs National Park

To have a policy that states that, within the Area of Outstanding Natural Beauty and National Park, development proposals shall have regard to the relevant AONB Management Plan. Particular regard should be given to;

- The identified landscape features or components of natural beauty.
- The traditional interaction of people and nature and appropriate land management.
- Local distinctiveness, sense of place and setting of the AONB / National Park.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	-?	Although the AONB and National Park in the District provide a constraint to new development, including housing, the policy does not rule out any development within these areas. In reality it is likely that the policy would not allow for major housing developments within the AONB / National Park.	-?	-?	-?	Core Policies that detail the delivery of broad strategic sites for housing. Core Policy on Rural Exception Sites.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
4. To improve access to educational facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
9. To conserve and enhance the District's biodiversity.	+	The 2 Management Plans recognise the importance of conserving and enhancing biodiversity in the relevant AONB. Hence, development proposals will be expected to comply with this.	+	+	+	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+	In according with the relevant management plans as well as having regard to landscape features should mean that implementation of this policy will result in development in the National Park / AONB that do not detract from the countryside and in some instances enhances it.	+	+	+	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	+	The policy should ensure that new development does not detract and, where possible, enhances the historic environment of the AONB/ National Park.	+	+	+	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	The policy by itself is unlikely to change the existing situation with regards to road congestion and travel choice within the AONB / National Park	0	0	0	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	-?	The policy is likely to prove restrictive towards proposals for many renewable energy schemes within the AONB / National Park. This is especially likely to be the case for those installations that have a significant visual impact, such as wind turbines.	-?	-?	-?	Core Policy on Renewable Energy and the Sustainable Construction SPD/Development Control Policies DPD, to follow, which will provide further policy and guidance with regards to what renewable energy schemes will be appropriate in the AONB / National Park
16. To ensure high and stable levels of employment.	-?	Although the AONB / National Park in the District provide a constraint to new development, including new employment related developments, the policy does not rule out any development within these areas. In reality it is likely that the policy would not allow for major employment related developments within the AONB/ National Park.	-?	-?	-?	Core Policies concerning employment provision.
17. To sustain economic growth and competitiveness across the District.	-?	Although the AONB / National Park in the District provide a constraint to new development, including new employment related developments, the policy does not rule out any development within these areas. In reality it is likely that the policy would not allow for major employment related developments within the AONB/ National Park.	-?	-?	-?	Core Policies concerning employment provision.
18. To encourage the development of a buoyant, sustainable tourism sector.	+	The AONB / National Park are both significant tourism assets for the District. This policy should ensure that these assets are not adversely impacted upon as a result of development.	+	+	+	None suggested.

In the stage between the production of the Pre-Submission document and the Proposed Submission document, the Secretary of State announced the designation of the South Downs as a National Park. This supersedes the previous South Downs Area of Outstanding Natural Beauty designation and has therefore resulted in a change of policy wording since the Pre-submission stage. However, this has not resulted in a material change of policy direction, and therefore it is not necessary to re-appraise this policy.

Core Policy 32: Rural Exception Sites

To have a policy that sets out criteria for exception sites but does not include the requirement that locations have access to essential services and public transport. This is on the basis that the provision of affordable housing would provide other sustainability benefits, such as supporting local services and helping to balance the community.

Sustainability Appraisal	Impact	Predicted Effects	Mitigation
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		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	The policy should result in the delivery of much needed affordable housing in a number of the District's rural settlements.	+	+	+	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	-?	The policy may result in affordable housing being delivered in locations where health facilities are not located in the locality/nearest settlement and therefore the new housing would not benefit from having ease of access to such facilities.	-?	-?	-?	Ensure that new housing contributes to the provision of new/extended health facilities. The Core Policy on Infrastructure provision.
4. To improve access to educational facilities.	-?	The policy may result in affordable housing being delivered in locations where education facilities are not located in the locality/nearest settlement and therefore the new housing would not benefit from having ease of access to such facilities.	-?	-?	-?	Ensure that new housing contributes to the provision of new/extended education facilities. The Core Policy on Infrastructure provision.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+?	The policy could deliver housing that supports existing limited service provision in some settlements.	+?	+?	+?	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	-	With the District's rural areas and villages having few previously developed sites, rural needs housing is predominantly going to be delivered on greenfield sites.	-	-	-	Core Policies on Housing Mix and Density and Character and Design.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	-?	Due to the remoteness of some of the dwellings that will be developed through this policy there will be increased encouragement use of non-sustainable transport (i.e. private car), which is one of the causes of increased carbon emissions.	-?	-?	-?	Ensure any rural exception housing is developed with a low carbon footprint. Core Policies on Renewable Energy, Sustainable Resources, Character and Design and Transport.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	0	The criteria for exception sites is set out in the supporting text for this policy and this includes the requirement that the location, scale and design of the housing is sympathetic to the landscape. Hence, the District's countryside should not be adversely impacted upon.	0	0	0	Core Policy on Character and Design.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	The criteria for exception sites is set out in the supporting text for this policy and this includes the requirement that the location, scale and design of the housing is sympathetic to the rural settlement. Hence, the District's historic environment should not be adversely impacted upon.	0	0	0	Core Policy on Character and Design.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	-	The policy may result in housing being developed in locations where the only feasible travel choice is by car.	-	-	-	Core Policy on Transport.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	+	Housing that is developed by a Registered Social Landlord should meet higher sustainability standards, which includes energy efficiency, than open market housing.	+	+	+	None suggested.
16. To ensure high and stable levels of employment.	+	The policy would result in the delivery of affordable housing that is needed to support those who are employed in relatively low paid jobs in the rural areas.	+	+	+	None suggested.
17. To sustain economic growth and competitiveness across the District.	+	By providing affordable housing for those who work in rural areas enables businesses to remain in such areas as they have a sufficient employment market.	+	+	+	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

The wording of this policy has not changed since the publication of the Pre-Submission document, therefore it is not necessary to re-appraise this policy.

Core Policy 33: Sustainable Resources

The proposed policy at the Pre-submission stage was:

To have a policy that requires development proposals to be accompanied by a Sustainable Construction Statement. This statement will demonstrate how current best practice in the use of energy and water efficiency, the re-use/recycling of demolition and construction waste, the use of locally sourced/produced building materials and the use of sustainable drainage systems has been incorporated into the proposed development. This policy will be supplemented by the Sustainable Construction SPD, which will be amended where appropriate, with the Development Control Policies DPD providing further guidance/policy on this policy area.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+?	The policy may potentially have a positive impact on this objective as it will provide homeowners with lower running costs for their property, although it may increase build costs that may impact upon the affordability of new housing.	+?	+?	+	By having this policy as a standard requirement for all new housing should help to reduce build costs, particularly in the long-term.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	+	Potentially cumulative effect over time to reduce carbon emissions, thus helping to reduce the frequency and severity of flood events. The policy also seeks the use of SuDS in order to reduce flood risk from new developments.	+	+	+	None suggested.
3. To improve access to health facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
4. To improve access to educational facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	+	The policy seeks the use of demolition and construction waste in new developments.	+	+	+	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+	The policy will help to reduce the carbon footprint of developments, whether it is by way of reducing the operational energy requirements of a new development or the embedded energy used in construction materials.	0	+	+	None suggested.
9. To conserve and enhance the District's biodiversity.	+	In meeting this policy requirement, SuDS and some energy efficiency measures, such as the use of green roofs, will provide biodiversity enhancements in developments.	0	+	+	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	+?	In seeking the use of locally sourced/produced building materials helps to reduce the extent that building materials are transported.	+?	+?	+?	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	+	In seeking the use of demolition and construction waste in new developments will help in reducing the amount of waste that goes to landfill.	+	+	+	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	+	The use of water efficiency techniques should be used more widely in new developments as a result of this policy.	+	+	+	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	+	Higher energy efficiency standards should become apparent in new developments as a result of this policy.	+	+	++	None suggested.
16. To ensure high and stable levels of employment.	+?	The use of locally sourced/ produced building materials could help to support local businesses that provide materials for the construction industry. This should help retain and possibly increase jobs in such businesses.	+?	+?	+?	None suggested.
17. To sustain economic growth and competitiveness across the District.	+?	The use of locally sourced/ produced building materials could help to support local businesses that provide materials for the construction industry.	+?	+?	+?	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Subsequent to the Core Strategy Pre-Submission document being consulted upon the final version of the PPS: 'Planning and Climate Change – Supplement to Planning Policy Statement 1' was published. This PPS does not allow for sustainable building standards to be set out in Supplementary Planning Documents and also stipulates that any such standards should be specified in terms of the achievement of nationally described sustainable building standards (i.e. the Code for Sustainable Homes and BREEAM). Two further policy options were appraised.

The proposed policy at Proposed Submission Stage is:

To have a policy that will require all new residential developments to achieve, as a minimum, level 3 against the Code for Sustainable Homes.

Sustainability Appraisal Objective	Impact	Predicted Effects		Mitigation
		Nature of Effect	Assessment of Effect	

			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+?	The policy may potentially have a positive impact on this objective as it will provide homeowners with lower running costs for their property, although it may increase build costs that may impact upon the affordability of new housing.	+?	+?	+	By having this policy as a standard requirement for all new housing should help to reduce build costs, and reduce household utility bills, particularly in the long-term.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	+	Potentially cumulative effect over time to reduce carbon emissions, thus helping to reduce the frequency and severity of flood events. The policy also provides incentives to use (in the form of credits towards Code Levels) SuDS in order to reduce flood risk from new developments.	+	+	+	None suggested.
3. To improve access to health facilities.	+?	Credits towards Code Level 3 can be obtained by incorporating private open space and good daylight into developments, which could have a positive impact on health.	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
5. To create crime resistant communities.	+?	Credits towards Code Level 3 can be obtained by incorporating home security measures into developments, which could contribute to reducing levels of crime	+?	+?	+?	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	+	This policy would require developments to use materials which have a low environmental impact (e.g. recyclables) as this is a mandatory element of the Code for Sustainable Homes.	+	+	+	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+	The policy will help to reduce the carbon footprint of developments, whether it is by way of reducing the operational energy requirements of a new development or the embedded energy used in construction materials. Dwellings will be required to achieve a lower CO ₂ emissions rate than current building regulations if they are to achieve Code Level 3	0	+	+	None suggested.
9. To conserve and enhance the District's biodiversity.	+	In meeting this policy requirement, SuDS and some energy efficiency measures, such as the use of green roofs, will provide biodiversity enhancements in developments.	0	+	+	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	+?	In seeking the use of locally sourced/produced building materials helps to reduce the extent that building materials are transported. Credits towards meeting a code level in the Code for Sustainable Homes can be achieved by providing cycle storage, which may discourage residents to use the private car for short journeys.	+?	+?	+?	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	+	In seeking the use of demolition and construction waste in new developments will help in reducing the amount of waste that goes to landfill. It is mandatory to gain Credits for implementing a Site Waste Management Plan in order to achieve any code level of the Code for Sustainable Homes	+	+	+	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	+	The Code for Sustainable Homes sets maximum water consumption rates, which will need to be adhered to in order to achieve a code level of the Code for Sustainable Homes	+	+	+	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	+	Higher energy efficiency standards should become apparent in new developments as a result of this policy.	+	+	++	None suggested.
16. To ensure high and stable levels of employment.	+?	The use of locally sourced / produced building materials could help to support local businesses that provide materials for the construction industry. Credits are awarded in the Code for Sustainable Homes for using locally sourced / produced materials.	+?	+?	+?	None suggested.
17. To sustain economic growth and competitiveness across the District.	+?	The use of locally sourced/ produced building materials could help to support local businesses that provide materials for the construction industry. Credits are awarded in the Code for Sustainable Homes for using locally sourced / produced materials.	+?	+?	+?	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Core Policy 34: Renewable Energy

This policy area will be reported to the Better Environment Advisory Group later in the year.

Core Policy xx: Flood Risk

To have a policy that requires development proposals to be in accordance with the findings of the District Council's Strategic Flood Risk Assessment (SFRA) as well as complying with national (e.g. PPS25) policy.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	This policy would restrict development taking place in areas identified as being at risk from flooding	+	+	+	None suggested
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	++	This policy, by its nature, will restrict development from occurring in areas identified as being at risk from flooding. Areas will be identified in the District Council's SFRA.	++	++	++	None suggested
3. To improve access to health facilities.	+?	Areas within development sites, which fall within an area identified as being at risk from flooding, may form areas of open space and recreation. Providing areas such as these may have a positive impact on health.	?	+?	+	None suggested
4. To improve access to educational facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	This policy encourages the use of SuDS, which can be incorporated into residential developments and used as recreational facilities.	+?	+	+	None suggested
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+	The District Council's SFRA takes into account the possible future effects of climate change. Development proposals will have to accord with the findings of the SFRA	+	+	+	None suggested
9. To conserve and enhance the District's biodiversity.	+	This policy encourages the use of SuDS, which can have a positive effect on biodiversity.	+?	+?	+	Core Policy on Biodiversity Enhancements and Green Infrastructure
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	+	This policy encourages the use of SuDS, which can have a positive effect on water quality by reducing levels of diffuse pollution.	+?	+?	+	None suggested
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
17. To sustain economic growth and competitiveness across the District.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Core Policy 35: Biodiversity Enhancements and Green Infrastructure

The proposed policy at Pre-submission stage was:

To have a policy that:

- seeks on-site biodiversity/nature conservation enhancements for all new developments where practicable;
- requires contributions from all developments towards the restoration, management and expansion of priority habitat areas in the District;
- requires contributions from all developments towards the establishment of an ecological network to aid the movement of wildlife between habitats.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+?	The policy could improve living conditions.	0	+?	+?	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	+?	By improving the natural environment can have human health benefits.	0	+?	+?	None suggested.
4. To improve access to educational facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+?	By improving some areas of biodiversity interest can help to improve certain recreation and leisure facilities (i.e. nature reserves with trails) – an indirect positive impact.	+?	+?	+?	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+?	The policy may allow for biodiversity habitats and species to adapt to the impacts of climate change.	0	+?	+	None suggested.
9. To conserve and enhance the District's biodiversity.	++	The policy should go a long way in achieving this objective as it is seeking biodiversity enhancements.	+	++	++	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+	The policy would result in the creation of habitats that should enhance the District's countryside.	0	+	+	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	+	Enhancements of wetland and river valley habitats should have knock-on benefits for water quality in such areas – an indirect positive impact.	+	+	+	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
17. To sustain economic growth and competitiveness across the District.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	+	Through the creation of new and/or enhanced habitat areas, certain parts of the District should become more attractive places to visit.	0	+	+	None suggested.

Amendments were made to the wording of this policy following consultation on the Pre-submission document to include reference to green infrastructure.

The proposed policy at Proposed submission stage is:

The Council will promote the establishment of a ‘green multi functional network’ as an integral part of its open space strategy and strategic housing allocations, which incorporates the urban area, urban fringe and surrounding countryside. It will do this by:

- seeking on-site natural greenspace enhancements for all new developments where practicable; including making land available for this purpose
- requiring contributions from all developments towards the restoration, management and expansion of priority habitat areas in the District;
- enabling improved access to and understanding of natural green space and nature conservation features

This does not represent a significant change in policy direction and therefore does not require re-appraising.

Core Policy 36: Protection of Areas of Biodiversity Importance

The proposed policy at Pre-submission stage was:

To have a policy that only allows development within or close to areas of importance in terms of biodiversity and nature conservation on the proviso that all relevant alternative site options have been explored and identified as less appropriate. In such instances there will be a requirement to relocate, replace or compensate for any assets lost as part of the development.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	The policy should not compromise the delivery of housing, particularly on a district wide scale.	0	0	0	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
4. To improve access to educational facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	0	The policy should not compromise the delivery of community services, recreation and leisure facilities where a need exists.	0	0	0	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	-?	The policy may compromise development on brownfield sites that have biodiversity value.	-?	-?	-?	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
9. To conserve and enhance the District's biodiversity.	+	The policy should result in biodiversity assets being conserved.	+	+	+	Core Policy on Biodiversity Enhancements and Green Infrastructure should ensure that this objective is achieved in full.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	0	The policy should not compromise the delivery of development that results in increased job opportunities, particularly on a district wide scale.	0	0	0	None suggested.
17. To sustain economic growth and competitiveness across the District.	0	The policy should not compromise the delivery of employment development, particularly on a district wide scale.	0	0	0	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

In the period between production of the Pre-submission Document and the Proposed Submission Document, it has been considered appropriate to delete this policy. The Core Strategy should not repeat national or regional planning policy, and it was considered that this policy repeated policy contained within Planning Policy Statement 9 (PPS 9): Biodiversity and Geological Conservation. Although there will not be a policy on this subject, national planning policy will ensure such areas are protected.

Core Policy 37: Securing Infrastructure

To have a policy that requires appropriate developments to provide or contribute towards the provision of the necessary infrastructure, to be provided in advance of, or in parallel with, development to service the new residents or users of the development. The types of development to which this policy will apply, and the contributions generally expected, are set out in the 'Development and Infrastructure' Supplementary Planning Document and its successors.

To have a policy that enables the setting up of a tariff system for each of the towns to ensure that contributions are made by all developments in the towns to fund the necessary infrastructure to support growth.

In order to fully understand the sustainability outcomes of the infrastructure policies it was considered that the Sustainability Appraisal should appraise the two Core Policies combined:

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	The provision of appropriate infrastructure will enhance facilities for new and existing housing developments.	+	+	+	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	It is not expected that development would need to be delivered in flood risk areas and therefore require flood defences.	0	0	0	None suggested.
3. To improve access to health facilities.	+	Development contributions can provide access to new/improved/expanded health facilities. This policy should therefore benefit both the potential occupiers of any new development as well as possibly the occupiers of the existing housing, particularly in the 3 towns.	+	+	+	None suggested.
4. To improve access to educational facilities.	+	Development contributions can provide access to new/improved/expanded education facilities. This policy should therefore benefit both the potential occupiers of any new development as well as possibly the occupiers of the existing housing, particularly in the 3 towns.	+	+	+	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	The delivery of community services (i.e. a community hall) and recreation and leisure facilities is a key component of infrastructure delivery. Hence, these policies will have a positive impact on this objective.	+	+	+	The Core Policy on Leisure Activities and Facilities will need to be implemented alongside this policy to ensure that the maximum benefits are delivered in relation to this objective.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
9. To conserve and enhance the District's biodiversity.	+?	Infrastructure provision can include the creation of wildlife areas/open spaces that are to the benefit of biodiversity.	+?	+?	+?	None suggested
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+?	Infrastructure provision can include the provision of new and improved footpaths that can aid in accessibility of the countryside.	+?	+?	+?	None suggested
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	+	The policies will result in improvements/financial contributions towards public transport provision/ cycling facilities and footpaths. The policies combined should ensure that a holistic approach is taken towards this provision.	+	+	+	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	+?	Infrastructure provision is likely to include facilities for recycling.	+?	+?	+?	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
17. To sustain economic growth and competitiveness across the District.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	+?	Contributions towards public art provision may provide, in some instances, a localised tourism asset for an area.	+?	+?	+?	None suggested.

Core Policy 39: Transport

The proposed policy at the Pre-Submission stage was:

To have a policy that promotes the location of development to minimise travel; promotes the use of alternative modes of transport to the private car; seeks to improve rail and bus service provision; seeks improved walking and cycling facilities; and requires that developers contribute to meeting the requirements of the Local Transport Plan.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	+	By promoting walking and cycling as means of transport will have an indirect positive impact on peoples' health and the achievement of this objective.	+	+	+	None suggested.
4. To improve access to educational facilities.	+?	The policy could aid in accessibility to education facilities, with alternatives to the car being provided.	+?	+?	+?	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	Improving transport connectivity and a choice of modes of transport can help to improve access to community services, recreation and leisure facilities.	+	+	+	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+	Through minimising the need to travel and promoting alternatives to the use of the private car may reduce carbon emissions from transport.	+	+	+	None suggested.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+?	By providing a greater choice of transport, accessibility to the countryside should improve.	+?	+?	+?	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	++	The policy is in direct accordance with this objective in that if it is successfully implemented it should result in improved travel choice and reduce the need to travel, particularly by car.	+	++	++	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	+?	Reducing the need to travel will make Mid Sussex a more attractive place to live and work, thereby ensuring against a labour shortage.	0	+?	+	None suggested.
17. To sustain economic growth and competitiveness across the District.	+?	Increased levels of congestion can negatively impact upon the economy in the long term. By seeking to ensure against this by providing alternative forms of transport to the private car and ensuring ease of accessibility for new developments should ensure against this from happening.	0	+?	+	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	+?	Increased levels of congestion can negatively impact upon the attractiveness of Mid Sussex as a place to visit. By seeking to ensure against this by providing alternative forms of transport to the private car and ensuring ease of accessibility for new developments should ensure against this from happening.	0	+?	+	None suggested.

The proposed policy at the Proposed Submission stage is:

To have a policy that stipulates that development proposals must contribute towards meeting the requirements of the Local Transport Plan, in particular by being located to minimise the need for travel and facilitating and promoting the use of alternative modes of transport to the private car, such as walking, cycling and public transport, A Supplementary Planning Document will be produced that sets out standards relating to parking provision in new developments.

This does not represent a significant change in policy direction and therefore does not require re-appraising.

Core Policy 40: Affordable Housing

The proposed policy at Pre-submission stage was:

To have a policy that required all housing sites of 6 or more units to provide 35% as affordable housing, with housing sites of 1-5 units providing a commuted sum contributing to affordable housing provision in the District. The affordable housing will normally be 25% social rented homes, with 10% intermediate homes. However this will depend on local needs and circumstances.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	This policy will greatly assist the District Council in meeting this objective, as it will result in significant levels of affordable housing being delivered over the plan period.	++	++	++	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	+?	Increased housing should help prevent overcrowding and alternatives to unfit households, which can impact upon the state of people's health.	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	In providing housing to meet people's needs may provide a better overall environment to succeed in school.	+?	+?	+?	None suggested.
5. To create crime resistant communities.	+?	New housing that meets people's needs may help tackle deprivation that leads to crime.	+?	+?	+?	Core Policy on Character and Design.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	+?	Housing that is developed by a Registered Social Landlord (affordable housing) should meet higher sustainability standards, which includes minimising waste in construction and incorporating facilities that encourage high rates of recycling, than open market housing.	+?	+?	+?	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	+?	Housing that is developed by a Registered Social Landlord (affordable housing) should meet higher sustainability standards, which includes water efficiency, than open market housing.	+?	+?	+?	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	+?	Housing that is developed by a Registered Social Landlord (affordable housing) should meet higher sustainability standards, which includes energy efficiency, than open market housing.	+?	+?	+?	None suggested.
16. To ensure high and stable levels of employment.	+	The policy should aid in the retention of a resident workforce. In particular, more affordable housing should assist in the retention of key workers.	+	+	+	None suggested.
17. To sustain economic growth and competitiveness across the District.	+	The policy should aid in the retention of a resident workforce. In particular, more affordable housing should assist in the retention of key workers that are important for the continued economic growth of Mid Sussex.	+	+	+	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Between publication of the Pre-submission document and commencing work on the Proposed submission document, the District Council published its Strategic Housing Market Assessment (SHMA). This forms an important part of the District Council's evidence base, and (to accord with national planning policy) should be used to inform the percentage of affordable housing sought for new developments. Therefore, the proposed policy at Proposed-submission stage is:

(i) To have a policy that takes into account the findings of the SHMA in setting the threshold and percentage of affordable housing required in new developments.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	This policy will greatly assist the District Council in meeting this objective, as it will result in significant levels of affordable housing being delivered over the plan period. The SHMA will provide a suitable figure that reflects local needs across the District.	++	++	++	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	+?	Increased housing should help prevent overcrowding and alternatives to unfit households, which can impact upon the state of people's health.	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	Providing housing to meet people's needs may provide a better overall environment to succeed in school.	+?	+?	+?	None suggested.
5. To create crime resistant communities.	+?	New housing that meets people's needs may help tackle deprivation that leads to crime.	+?	+?	+?	Core Policy on Character and Design.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	+?	Housing that is developed by a Registered Social Landlord (affordable housing) should meet higher sustainability standards, which includes minimising waste in construction and incorporating facilities that encourage high rates of recycling, than open market housing. The most suitable percentage of affordable housing for developments will be identified through the SHMA.	+?	+?	+?	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	+?	Housing that is developed by a Registered Social Landlord (affordable housing) should meet higher sustainability standards, which includes water efficiency, than open market housing. The most suitable percentage of affordable housing for developments will be identified through the SHMA.	+?	+?	+?	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	+?	Housing that is developed by a Registered Social Landlord (affordable housing) should meet higher sustainability standards, which includes energy efficiency, than open market housing. The most suitable percentage of affordable housing for developments will be identified through the SHMA.	+?	+?	+?	None suggested.
16. To ensure high and stable levels of employment.	+	The policy should aid in the retention of a resident workforce. In particular, more affordable housing should assist in the retention of key workers.	+	+	+	None suggested.
17. To sustain economic growth and competitiveness across the District.	+	The policy should aid in the retention of a resident workforce. Affordable housing will be provided in areas where a need is identified through the SHMA, assisting in the retention of key workers across the District.	+	+	+	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Core Policy 41: Housing Mix and Density

The proposed policy at Pre-submission stage was:

To have a policy that specifies the different types of households needing housing (to be based on the Housing Requirements Study 2004 and further evidence received prior to submission), and that refers to the intention to include local density ranges in a subsequent Local Development Document.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	This policy will greatly assist the District Council is meeting this objective, as it will result in the appropriate types of households being delivered over the plan period.	++	++	++	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	+?	With housing being delivered that is appropriate to local needs should result in general health and welfare benefits (e.g. families not living in over-crowded conditions).	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	In providing housing to meet people's needs may provide a better overall environment to succeed in school.	+?	+?	+?	None suggested.
5. To create crime resistant communities.	+?	New housing that meets people's needs may help tackle deprivation that leads to crime.	+?	+?	+?	Core Policy on Character and Design.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	?	In preparing local density ranges may result in high housing densities in some locations with low densities in others. Hence, at this stage it is not possible to determine whether or not new housing will efficient use of land.	?	?	?	Ensure that the local density ranges produced fully explore the possibilities of developing at high densities.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+?	In preparing local density ranges will provide scope to set densities that are appropriate to any potential impact on the landscape of the District.	+?	+?	+?	Ensure that the local density ranges fully explore potential impacts on the countryside.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	+?	In preparing local density ranges will provide scope to set densities that are appropriate to the surrounding townscape, which will include the historic environment (Conservation Areas, Listed Buildings, etc).	+?	+?	+?	Ensure that the local density ranges fully explore potential impacts on the historic environment, such as Conservation Areas.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	+?	The policy should result in the appropriate types of housing being delivered that will support the local workforce.	+?	+?	+?	None suggested.
17. To sustain economic growth and competitiveness across the District.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

In the stage between publication of the Pre-submission document and the Proposed-submission document, it was felt impractical to set local density ranges in a Development Plan Document (DPD). The District Council also published its Strategic Housing Market Assessment (SHMA) which sets out the housing mix required in the District. This forms part of the District Council's evidence base, which the Core Strategy must accord with in order to be found sound. Therefore the proposed policy at Proposed-submission stage is:

To have a policy which relies on the District Council's 'Strategic Housing Market Assessment' (SHMA) to dictate the housing mix required in the District, and relies on Planning Policy Statement (PPS) 3: Housing to set the minimum density for new developments, but makes an allowance for higher or lower densities where justified.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	This policy will greatly assist the District Council is meeting this objective, as it will result in the appropriate types of households being delivered over the plan period.	++	++	++	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	+?	Housing being delivered that is appropriate to local needs should result in general health and welfare benefits (e.g. families not living in over-crowded conditions).	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	In providing housing to meet people's needs may provide a better overall environment to succeed in school.	+?	+?	+?	None suggested.
5. To create crime resistant communities.	+?	New housing that meets people's needs may help tackle deprivation that leads to crime.	+?	+?	+?	Core Policy on Character and Design.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	+?	New developments would be subject to the national indicative minimum of 30 dwellings per hectare. This will ensure against inefficient use of land. This policy makes allowance for higher / lower densities where this can be justified (e.g. character, design, location)	+?	+?	+?	Core Policy on Character and Design (where higher / lower densities than the indicative minimum are proposed)
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+?	Where justified, lower densities than the national indicative minimum may be accepted. This could allow housing to be integrated into a countryside setting, minimising the effect on the landscape.	+?	+?	+?	Core Policy on Character and Design (where lower densities than the indicative minimum are proposed)

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	+?	This policy makes an allowance for higher / lower densities than the national indicative minimum to be implemented, which will provide scope to set densities that are appropriate to the surrounding townscape, which will include the historic environment (Conservation Areas, Listed Buildings, etc).	+?	+?	+?	Ensure that the local density ranges fully explore potential impacts on the historic environment, such as Conservation Areas.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	+?	The policy should result in the appropriate types of housing being delivered that will support the local workforce.	+?	+?	+?	None suggested.
17. To sustain economic growth and competitiveness across the District.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Core Policy 42: Design

The proposed policy at Pre-submission stage was:

To have a policy that requires the highest quality in design and architecture, and requires all new development to contribute positively to the private and public realm (including streets and open spaces) by addressing functionality, community safety, legibility, accessibility and the character of the surrounding buildings.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	Seeking good design will ensure that new housing is decently constructed and is appropriate for its occupiers.	+	+	+	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
3. To improve access to health facilities.	+?	Good design can ensure against new housing being developed in a way that leads to inequalities in health (i.e. access to open space, noise).	+?	+?	+?	None suggested.
4. To improve access to educational facilities.	+?	Well designed educational facilities can help improve educational achievement – an indirect positive impact.	+?	+?	+?	None suggested.
5. To create crime resistant communities.	+	Part of the policy requirement is that the design of new buildings needs to contribute towards community safety. It is likely that through the implementation of this policy, more developments will achieve 'Secured by Design' status.	+	+	+	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	+	The policy should ensure that master plans for development are designed in way to achieve good accessibility to community services, recreation and leisure facilities.	+	+	+	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	+?	Good design and siting can maximise the opportunities for passive solar gain, thereby reducing the energy required for the operational stages of a development. This reduces the potential carbon emissions from a development.	+?	+?	+?	None suggested.
9. To conserve and enhance the District's biodiversity.	+?	Good design can aid in the sensitivity of a development when it is located near to sites of biodiversity interest.	+?	+?	+?	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+	In achieving good design can aid in making a development fit in with the surrounding countryside so no harm is caused. In some instances it may help to enhance the character of the countryside.	+	+	+	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	+	Through good design, particularly through the appropriate use of building materials, new developments can maintain and enhance the character of an area, including those areas designated for their historical environment assets.	+	+	+	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	+	Good design and layout can increase permeability and access, thereby enabling and encouraging people to utilise a range of travel alternatives to the car.	+	+	+	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	+?	Good design and siting can maximise the opportunities for passive solar gain, thereby reducing the energy required for the operational stages of a development.	+?	+?	+?	None suggested.
16. To ensure high and stable levels of employment.	+?	Well designed places and buildings can be attractive to new/existing businesses that may wish to locate/relocate to the District. This should create an increase in job opportunities in the District – an indirect positive impact.	+?	+?	+?	None suggested.
17. To sustain economic growth and competitiveness across the District.	+?	Well designed places and buildings can be attractive to new/existing businesses that may wish to locate/relocate to the District. This should act as a boost to the District's economy – an indirect positive impact.	+?	+?	+?	None suggested.
18. To encourage the development of a buoyant, sustainable tourism sector.	+?	Well designed new developments will ensure that these developments do not detract from Mid Sussex being an attractive place to visit.	+?	+?	+?	None suggested.

Amendments were made to the wording of this policy following consultation on the Pre-submission document.

The proposed policy at Proposed-submission stage is:

All new development will be required to be of the highest quality in design and architecture, and contribute positively to the private and public realm (including streets and open spaces) by addressing functionality, community safety, legibility, accessibility, local distinctiveness and the character of the surrounding buildings and landscape.

Locally important historic (but unlisted) buildings, parks and gardens, archaeological sites and areas of townscape character, which materially contribute to the heritage and character of the District should be preserved and enhanced. National Policy will apply when considering proposals affecting listed buildings, conservation areas, registered historic parks and gardens and scheduled ancient monuments.

This does not, however represent a change in policy direction as it is simply reinforcing the use of national policy. It therefore does not require re-appraising.

Core Policy 43: Changes of Use and Redevelopment

To have a policy that safeguards existing uses of land and buildings unless it can be demonstrated that their loss would not harm the social, environmental or economic well-being of the area, or that such harm is outweighed by the benefits of the proposed use.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	+	A positive impact. By way of an example, in certain instances this policy would allow for the redevelopment of derelict employment sites for housing, thereby helping the District meet its housing requirements.	+	+	+	None suggested.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	+?	The policy may result in the change of use of a highly vulnerable use in a flood risk area to a less vulnerable use in the same area with an improved level of flood defence.	+?	+?	+?	None suggested.
3. To improve access to health facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
4. To improve access to educational facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
5. To create crime resistant communities.	+	The policy should ensure against the proliferation of derelict and vacant premises and buildings across the District, which often become subject to criminal damage as they have poor levels of surveillance.	+	+	+	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	0	The policy would allow for the release of land for community services, retail and recreation and leisure facilities. However, economics may mean that this happens infrequently as a housing development on such sites is likely to be more viable. In addition, in some instances the policy could result in the loss of such services and facilities.	0	0	0	Core Policy on Leisure Activities and Facilities
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	+	The policy should aid in some new development being delivered on previously developed sites	+	+	+	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	Core Policy on Biodiversity Enhancements and Green Infrastructure where the change of use or redevelopment of a site takes place.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+?	The policy should allow for existing derelict sites to be redeveloped for other uses, thereby reducing the pressure to develop on greenfield sites in the countryside.	+?	+?	+?	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	+?	Sites and buildings that are inappropriately located and have a detrimental impact on the townscape of an area, which could include Conservation Areas and Listed Buildings, could be redeveloped through this policy.	+?	+?	+?	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	0	The policy seeks to ensure that any change of use of a site/building is not to the detriment of the economy and therefore the loss of jobs.	0	0	0	None suggested.
17. To sustain economic growth and competitiveness across the District.	0	The policy seeks to ensure that any change of use of a site/building is not to the detriment of the economy.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

The wording of this policy has not changed since the publication of the Pre-Submission document, therefore it is not necessary to re-appraise this policy.

Core Policy 44: Coalescence

The proposed policy at Pre-submission stage was:

To have a policy that:

- retains the three strategic gaps which most closely meet the South East Plan requirements i.e. the Burgess Hill/Haywards Heath, the East Grinstead/Crawley and the Burgess Hill/Hurstpierpoint, Hassocks and Keymer¹ Strategic Gaps;
- re-designates all other strategic gaps as local gaps; and,
- retains all existing local gaps.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	-?	A possible negative impact on this objective as the designation of strategic and local gaps may compromise sustainable locations for new housing development.	-?	-?	-?	Core Policies that detail the delivery of broad strategic sites for housing.
2. To ensure that development does not take place in areas of flood risk, or where it may cause flooding elsewhere.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

¹ Making the case that the three settlements of Hurstpierpoint, Hassocks and Keymer have a combined population in excess of 10,000.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
3. To improve access to health facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
4. To improve access to educational facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
5. To create crime resistant communities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
6. To improve accessibility to retail and all community services and recreation and leisure facilities.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
7. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
8. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
9. To conserve and enhance the District's biodiversity.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
10. To protect, enhance and make accessible for enjoyment, the District's countryside.	+	The policy should preserve the countryside setting of the District's settlements.	+	+	+	None suggested.
11. To protect, enhance and make accessible for enjoyment, the District's historic environment.	+	The policy should help to preserve the historic settings of certain settlements such as the conservation areas at Turners Hill and Langton (Hurstpierpoint) where current Local Gaps or Strategic Gaps exist.	+	+	+	None suggested.
12. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

Sustainability Appraisal Objective	Impact	Predicted Effects				Mitigation
		Nature of Effect	Assessment of Effect			
			Short	Medium	Long	
13. To reduce waste generation and disposal and achieve the sustainable management of waste.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
14. To maintain and improve the water quality of the District's watercourses and aquifers and to achieve sustainable water resources management.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
15. To increase energy efficiency, the proportion of energy generated from renewable sources and the use of sustainably produced, local products.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.
16. To ensure high and stable levels of employment.	-?	A possible negative impact on this objective as the designation of strategic and local gaps may compromise sustainable locations for new employment development, which could impact on employment opportunities in the District.	-?	-?	-?	Core Policies that identify locations for intensification, expansion or redevelopment for future employment use.
17. To sustain economic growth and competitiveness across the District.	-?	A possible negative impact on this objective as the designation of strategic and local gaps may compromise sustainable locations for new employment development.	-?	-?	-?	Core Policies that identify locations for intensification, expansion or redevelopment for future employment use.
18. To encourage the development of a buoyant, sustainable tourism sector.	0	No obvious relationship/impact from the policy approach.	0	0	0	None suggested.

In the stage between the production of the Pre-Submission document and the Proposed Submission document, the South East Plan was published. This deleted the policies referring to Strategic Gaps and Local Gaps. It was therefore decided to remove the specific Core Policy on Coalescence (which referred to the requirements of the emerging South East Plan) and incorporate it as an additional criterion in the policy regarding 'Development in Rural Areas'.