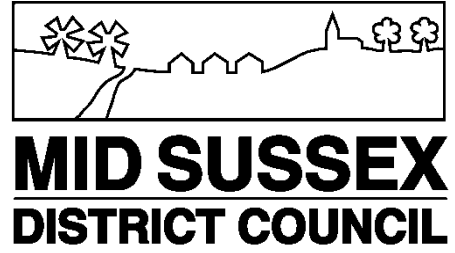


# Mid Sussex



District Plan  
Sustainability Appraisal  
(Incorporating Strategic Environmental Assessment)

## **Main Modifications Report**

September 2017

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## Non-Technical Summary

- NTS1. This document comprises the latest iteration of the Sustainability Appraisal (incorporating a Strategic Environmental Assessment – SEA) for the Mid Sussex District Plan.
- NTS2. Following examination, the District Council has prepared a Schedule of Main Modifications setting out the changes required to make the District Plan ‘sound’. In accordance with guidance, the modifications are now subject to public consultation for a period of 6 weeks. To accompany the schedule, the Sustainability Appraisal/SEA has been updated to appraise the sustainability impacts of the modifications, this is also subject to consultation.
- NTS3. The following symbols and colours are used in order to record the performance of the modification against the Sustainability Framework:

++	Significant positive impact on the sustainability objective
+	Positive impact on the sustainability objective
+?	Possible positive or slight positive impact on the sustainability objective
0	No impact or neutral impact on the sustainability objective
-?	Possible negative or slight negative impact on the sustainability objective
-	Negative impact on the sustainability objective
--	Significant negative impact on the sustainability objective
/	Modification has no impact on the sustainability objective (i.e. no change compared to Submission appraisal)

- NTS4. Main Modifications relate to:
- Housing Provision
  - Broad Strategic Locations
  - District Plan Policies

### Housing Provision

- NTS5. The Submission Sustainability Appraisal concluded that a housing provision of 800dpa (based on an Objectively Assessed Need of 754dpa, with a 46dpa contribution to neighbouring authorities to help them meet their housing need) was the most sustainable.
- NTS6. At the examination, it was concluded that evidence pointed towards an increased OAN of 876dpa, and that the social/economic benefits from a larger contribution towards neighbours outweighed environmental negatives. A re-appraisal has taken place based on the evidence presented at the hearings.
- A) 13,600 dwellings (800dpa)** - Housing Provision at Submission stage
- B) 14,892 dwellings (876dpa)** - To meet the OAN for Mid Sussex
- C) 16,390 dwellings (964dpa)** - To meet the OAN for Mid Sussex and remaining unmet need in the Northern West Sussex HMA identified in the currently adopted Local Plans. Evidence shows that 35dpa may be met ‘elsewhere’.
- D) 17,000 dwellings (1,000dpa)** - To meet the OAN for Mid Sussex and unmet need identified in the currently adopted Local Plans in the Northern West Sussex HMA
- NTS7. In the light of the sustainability criteria, the “key criteria” and tests in the NPPF related to sustainable development, the Council has judged that option (c) – 16,390 dwellings (964dpa) is the preferred option. This option has the greatest number of positive impacts whilst limiting the negative impacts arising (particularly on environmental objectives).

## Broad Strategic Locations

- NTS8. A further strategic site has been proposed. This is option (R), Land north of Clayton Mills, Hassocks, for 500 dwellings. As this site fits the criteria for assessment in the SA, and is a realistic alternative, the site has been appraised alongside the other sites assessed at Submission stage.
- NTS9. The appraisal notes that delivery could be achieved in the short-term which would help meet housing need arising, that the site is well located in terms of existing health and retail/community facilities, and has the potential to alleviate existing shortfalls in primary provision by providing a new primary school on-site. It therefore scores very positively on the social objectives.
- NTS10. In terms of environmental objectives, there are no environmental designations that would be negatively affected by the development of this site. Similarly, the site is not subject to flood risk. Listed buildings lie adjacent to the site; the masterplan would need to ensure that development would respect the settings of those buildings. The Stonepound Crossroads Air Quality Management Area (AQMA) is nearby, however strategic transport modelling to accompany the District Plan does not predict significant impacts. Mitigation can be provided within the policy to encourage sustainable transport use, the potential to reduce air quality impacts by encouraging electric cars, and for a significant amount of trips to services within Hassocks to be carried out on foot/cycle.
- NTS11. In terms of economic impacts, the site scores similarly to other sites of its size, in that it could improve retail facilities within the village by increased footfall from new occupants, would provide an increased workforce and support economic growth.
- NTS12. Overall the site scores positively as it would provide social benefits in providing new housing and infrastructure at the same time as having few environmental impacts compared to other sites appraised. It is therefore concluded that this is a sustainable site and scores favourably compared to other options considered and rejected at Submission stage (these appraisals stand).

## District Plan Policies

- NTS13. The following table sets out the implications for Sustainability Appraisal arising from the Main Modifications.

Ref	Policy	Sustainability Appraisal - Status
DP1	Sustainable Development	Policy Deleted – Reappraisal Required
DP2	Sustainable Economic Development	Main Modifications – Reappraisal Required
DP3	Town Centre Development	Minor Changes – No Reappraisal Required
DP4	Village and Neighbourhood Centre Development	No Change – No Reappraisal Required
DP5	Housing	Main Modifications – Reappraisal Required
DP5a	Meeting Future Housing Need	New Policy – Appraisal Required (as part of DP5)
DP6	Settlement Hierarchy	Main Modifications – Reappraisal Required
DP7	General Principles: Burgess Hill	Main Modifications – Reappraisal Required
DP8	Kings Way	Minor Changes – No Reappraisal Required
DP9	Northern Arc, Burgess Hill	Main Modifications – Reappraisal Required
DP9a	Hardriding Farm, Pease Pottage	Main Modifications – Reappraisal Required
DP9b	Land north of Clayton Mills, Hassocks	New Policy – Appraisal Required
DP10	Countryside	No Change – No Reappraisal Required
DP11	Coalescence	No Change – No Reappraisal Required
DP12	Sustainable Rural Development	No Change – No Reappraisal Required
DP13	New Homes in the Countryside	Minor Changes – No Reappraisal Required
DP14	High Weald AONB	No Change – No Reappraisal Required

DP15	Ashdown Forest	No Change – No Reappraisal Required
DP16	South Downs National Park	No Change – No Reappraisal Required
DP17	Tourism	No Change – No Reappraisal Required
DP18	Securing Infrastructure	Main Modifications – Reappraisal Required
DP19	Transport	Main Modifications – Reappraisal Required
DP20	Rights of Way	Minor Changes – No Reappraisal Required
DP21	Communication Infrastructure	Minor Changes – No Reappraisal Required
DP22	Leisure and Cultural Facilities	Minor Changes – No Reappraisal Required
DP23	Community Facilities	Minor Changes – No Reappraisal Required
DP24	Character and Design	Main Modifications – Reappraisal Required
DP24a	Housing Density	Policy Deleted – Reappraisal Required
DP25	Dwelling Space Standards	No Change – No Reappraisal Required
DP26	Accessibility	Main Modifications – Reappraisal Required
DP27	Noise, Air, Light Pollution	Minor Changes – No Reappraisal Required
DP28	Housing Mix	Main Modifications – Reappraisal Required
DP29	Affordable Housing	Main Modifications – Reappraisal Required
DP30	Rural Exception Sites	Main Modifications – Reappraisal Required
DP31	Gypsies, Travellers and Travelling Showpeople	Main Modifications – Reappraisal Required
DP32	Listed Buildings	No Change – No Reappraisal Required
DP33	Conservation Areas	Main Modifications – Reappraisal Required
DP34	Historic Parks and Gardens	No Change – No Reappraisal Required
DP35	Archaeological Sites	Policy Deleted – Reappraisal Required
DP36	Trees, Woodland, Hedgerows	Minor Changes – No Reappraisal Required
DP37	Biodiversity	Main Modifications – Reappraisal Required
DP38	Green Infrastructure	Policy Deleted – Reappraisal Required
DP39	Sustainable Design and Construction	Main Modifications – Reappraisal Required
DP40	Renewable Energy Schemes	Minor Changes – No Reappraisal Required
DP41	Flood Risk and Drainage	Minor Changes – No Reappraisal Required
DP42	Water Infrastructure and Water Environment	No Change – No Reappraisal Required

**Table NTS1:** Implications for Sustainability Appraisal - Policies

NTS14. A number of policies are unaffected, i.e. don't require further appraisal, as they are unchanged or are subject only to minor changes that do not distinctly change the policy. However, a number of policies have had more significant modifications proposed so are re-appraised.

NTS15. The following table summarises the total number of impacts (ranging ++ to --) for each objective arising from the Main Modifications:

	Social					Environmental								Economic				
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
<b>++</b>	1	2	1	2	1	0	0	0	0	0	0	0	0	1	0	0	0	0
<b>+</b>	1	1	0	0	1	1	1	2	4	3	2	0	1	0	1	0	1	1
<b>+?</b>	1	2	0	1	0	1	2	3	1	0	0	0	0	0	0	0	0	0
<b>0</b>	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0

/	34	32	36	34	35	36	35	33	33	35	36	38	37	37	36	38	37	37
-?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
--	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Table NTS2:** Sustainability Appraisal – Policies Conclusion

NTS16. Before appraisal, most of the changes were predicted to have no impact on the Sustainability Framework, although their impact has been appraised in order to demonstrate this is the case. Overall, there are some positive sustainability benefits arising from the proposed changes, particularly in social terms. Most importantly, there are no negative impacts arising. The Sustainability Appraisal therefore concludes that the District Plan policies, inclusive of their Main Modifications, contribute towards sustainable development and are the most effective policies to do so, given all realistic alternatives.

### Conclusion

NTS17. The Main Modifications Sustainability Appraisal has assessed all Main Modifications to the District Plan for their impact on the Sustainability Framework. This has included changes to the plan strategy (almost exclusively due to the increase in housing provision, as determined through the examination hearings), options for how to meet this increased provision, modifications made to policy wording and additions/deletions of policies in order to ensure the District Plan is 'sound' in accordance with the NPPF.

NTS18. Overall, there are some positive sustainability benefits arising from the proposed changes, particularly in social terms. Most importantly, there are no negative impacts arising and most of the modifications have no impact at all (which is the minimum aim). The Sustainability Appraisal therefore concludes that the District Plan policies, inclusive of their Main Modifications, contribute towards sustainable development and are the most effective policies to do so, given all realistic alternatives.

## 1. Introduction

- 1.1. This document comprises the latest iteration of the Sustainability Appraisal (incorporating a Strategic Environmental Assessment – SEA) for the Mid Sussex District Plan.
- 1.2. The District Plan sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved. It will cover the period up to 2031 and will replace the majority of the Mid Sussex Local Plan which was adopted in 2004.
- 1.3. A Sustainability Appraisal and SEA must be prepared alongside plans and programmes, such as the District Plan, at each significant stage of production in order to demonstrate how social, environmental and economic issues have been considered during the production of the plan with the aim of contributing to the achievement of sustainable development. The following stages of the District Plan have been accompanied by a Sustainability Appraisal (incorporating SEA):
  - Consultation Draft (November 2014)
  - Pre-Submission Report (June 2015)
  - Focused Amendments to Pre-Submission Report (November 2015)
  - Submission Report (incorporating Further Modifications) (August 2016)
- 1.4. Following Submission of the District Plan for examination in August 2016, a number of examination hearing sessions took place between November 2016 and July 2017. Discussions during the Hearings resulted in changes to the District Plan's housing requirement and modifications to the wording of policies. The Inspector has suggested modifications are required to the Submission plan in order to make the plan 'sound'.
- 1.5. The District Council has prepared a Schedule of Main Modifications setting out the changes required to make the District Plan 'sound'. In accordance with guidance, the modifications are now subject to public consultation for a period of 6 weeks. To accompany the schedule, the Sustainability Appraisal/SEA has been updated to appraise the sustainability impacts of the modifications, this is also subject to consultation.
- 1.6. Section 3: Methodology explains the process used to appraise the modifications against the Sustainability Framework. As the Sustainability Appraisal is an iterative process, any information published in the Submission Report that remains relevant and/or up-to-date (such as baseline information) has not been repeated here. This report only appraises the modifications made to the Plan during examination – inclusive of plan strategy, housing need and provision, and policy wording. **This report should therefore be read in conjunction with the Submission Sustainability Appraisal.**

### How to Comment

- 1.7. The Main Modifications Sustainability Appraisal Report will be made available for public consultation for a minimum of 6 weeks alongside the Schedule of Modifications. If you wish to comment on these documents, responses should be sent to:

**E-mail:** [LDFConsultation@midsussex.gov.uk](mailto:LDFConsultation@midsussex.gov.uk)

**Post:**

Planning Policy and Economic Development, Mid Sussex District Council  
Oaklands  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

## 2. Background

### What is Sustainable Development?

2.1. Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”<sup>1</sup>. It is about ensuring better quality of life for everyone, now and for generations to come. The three key strands of sustainability and therefore sustainable development are:

- Social
- Environmental
- Economic

### Sustainability and the National Planning Policy Framework

2.2. The National Planning Policy Framework (NPPF) was published in March 2012. This document sets out the Government’s planning policies for England, and replaces the various Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs) previously published by the Government.

2.3. The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles:

- **Social Role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.
- **Environmental Role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- **Economic Role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land and the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

2.4. Paragraph 15 of the NPPF also states that “*all plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally*”. The District Plan will support the ‘presumption in favour of sustainable development’.

2.5. The National Planning Practice Guidance (NPPG) was published in March 2014. This guidance accompanies the NPPF and provides more detail on how to implement the policy within the NPPF. Included within this is guidance on how to undertake Sustainability Appraisal and/or Strategic Environmental Assessment.

### Sustainability Appraisal and Strategic Environmental Assessment

#### Sustainability Appraisal (SA)

2.6. This Sustainability Appraisal (SA) report is a requirement of the Planning and Compulsory Purchase Act 2004 (Section 19). Section 39 of the Act requires documents such as the District Plan to be prepared with a view to contributing to the achievement of sustainable

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<sup>1</sup> The Report of the Brundtland Commission, 1987



development. The Sustainability Appraisal report is a tool to demonstrate how social, environmental and economic issues have been considered during production of Local Plans such as the District Plan – promoting strategy or policy that is sustainable, and ruling out strategy or policy which is deemed unsustainable. Undertaking this process can improve the overall sustainability of the District Plan, whilst documenting how the plan meets the legal and policy requirements.

2.7. The following stages of the District Plan have been accompanied by a Sustainability Appraisal (incorporating SEA):

- Consultation Draft (November 2014)
- Pre-Submission Report (June 2015)
- Focused Amendments to Pre-Submission Report (November 2015)
- Submission Report (incorporating Further Modifications) (August 2016)

### Strategic Environmental Assessment

2.8. Strategic Environmental Assessment (SEA) involves evaluation of the environmental impacts of a plan or programme. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.

2.9. The SEA process is very similar to the Sustainability Appraisal process. The key difference is that it is only concerned with environmental impacts as opposed to social and economic impacts within the SA. There is also more prescriptive guidance and tasks that need to be followed in order to meet the SEA Directive’s requirements.

2.10. Best practice suggests incorporating the SEA process into the Sustainability Appraisal due to their similarity in aim and methodology. This enables social, environmental and economic effects to be considered together in order to document the full picture of sustainability and to show a holistic outcome. The NPPG states that “where the [SEA] Directive applies there are some specific requirements that must be complied with and which, in the case of Local Plans, should be addressed as an integral part of the sustainability appraisal process”<sup>2</sup>.

2.11. This report will therefore include the elements required by the SEA Directive. Where practical, it will be signposted throughout the document where the requirements have been met, and what elements relate to SEA specifically. For simplicity, the rest of this report and future stages will be referred to as the Sustainability Appraisal report, however it incorporates a SEA.

2.12. The SEA Directive sets out a legal assessment process that must be followed. In order to ensure demonstrate compliance with the Directive, the table below indicates how the SEA Directive’s requirements will be met during the Sustainability Appraisal process for the District Plan.

The SEA Directive’s Requirements <sup>3</sup>	Where Covered in the Sustainability Appraisal Process
<b>a)</b> An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans or programmes	Scoping Report (2014). Updated in section 2 of the consultation draft, and this report.
<b>b)</b> The relevant aspects of the current state of the environment and	Scoping Report (2014).

<sup>2</sup> National Planning Practice Guidance, Ref: 11-003-20140306

<sup>3</sup> Derived from ‘Figure 1: The SEA Directive’s Requirement’ in “A Practical Guide to the Strategic Environmental Assessment Directive” (ODPM, 2005).

the likely evolution thereof without implementation of the plan or programme	Updated in section 3 of the consultation draft, and this report.
<b>c)</b> The environmental characteristics of areas likely to be significantly affected	Scoping Report (2014). Updated in section 3 of the consultation draft, and this report. Used in appraising potential strategy and policies in sections 7 and 8
<b>d)</b> Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Scoping Report (2014). Updated in section 3 of the consultation draft, and this report, in particular 3.49-3.58.
<b>e)</b> The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Scoping Report (2014). Updated in section 5 and appendix 2 of the consultation draft, and this report. Taken into account in appraisals in sections 7 and 8.
<b>f)</b> The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Submission Report (2016) Section 3 outlines the baseline, sections 7 and 8 appraise likely significant effects. Updated in sections 5-8 of this report.
<b>g)</b> The measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Mitigation is discussed in individual policy appraisals. Cumulative effects assessed in section 8.
<b>h)</b> An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Submission: Alternatives outlined in sections 7 and 8. Methodology described in section 2. Problems encountered collecting baseline data in paragraph 3.86. Modifications: Updated in sections 5-8.
<b>i)</b> A description of measures envisaged concerning monitoring in accordance with Article 10	Section 10 of the Submission report.
<b>j)</b> A non-technical summary of the information provided under the above headings	A non-technical summary has been prepared and accompanies this document.

**Table 1** - Where SEA Directive Requirements are met

## Consultation and Implementation

- 2.13. An important part of the Sustainability Appraisal process is consultation with Statutory Environmental Bodies (English Heritage, Environment Agency and Natural England), wider statutory consultees (as defined in the Council's adopted Statement of Community Involvement) and members of the community.
- 2.14. The Sustainability Appraisal Scoping Report, which sets out the methodology and scope for this report, was consulted on for 5 weeks during July 2014. The findings of this consultation have been taken into account whilst drafting subsequent versions of the SA.
- 2.15. The consultation draft Sustainability Appraisal was consulted upon, alongside the District Plan, in November 2014 - January 2015. Comments made during the consultation process have been incorporated within this report where relevant.

- 2.16. The Pre-submission SA report was consulted upon between June - July 2015. This version of the SA appraised a range of alternative options for housing provision, broad locations and neighbouring unmet housing need based on newly arising information and updates to the evidence base since the previous consultation.
- 2.17. A further iteration of the SA was published in November 2015 to accompany the “Focused Amendments to the District Plan” document. This outlined a number of amendments to the District Plan based on consultation responses, the need to increase the housing provision and the identification of a further strategic site. This was consulted upon between November 2015 and January 2016.
- 2.18. The Submission version appraises further modifications made to the District Plan ahead of Submission (as published within the “Further Modifications to the Pre-Submission Draft and Focused Amendments” document).
- 2.19. This Main Modifications version of the Sustainability Appraisal appraises the main modifications that the Inspector has deemed necessary in order to ensure the District Plan is ‘sound’. This report will now be subject to public consultation.
- 2.20. The SEA Directive makes a number of requirements regarding consultation on the report. The table below shows where these requirements have or will be met in the future.

The SEA Directive’s Requirements	Where / When this will be Undertaken
Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report	A Scoping Report consulted upon in 2014. Comments received were addressed in the next stage of the Sustainability Appraisal process.
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme	The Sustainability Appraisal Report, which incorporates an Environmental Report, will undergo the same consultation arrangements as the District Plan. This will be in accordance with the District Council’s Statement of Community Involvement (SCI)
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country	Not applicable.
Taking the environmental report and the results of the consultations into account in decision-making	The Environmental Report has informed the contents of the District Plan. Each version of the District Plan has been accompanied by SA/SEA and consulted on, responses acted on at each future stage where necessary.
When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed:	Not applicable yet, these requirements will need to be considered and acted upon when the District Plan is

<ul style="list-style-type: none"> <li>- The plan or programme as adopted</li> <li>- A statement summarising how environmental considerations have been integrated into the plan or programme</li> <li>- The measures decided concerning monitoring</li> </ul>	<p>adopted.</p>
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation</p>	<p>Not applicable yet, the significant effects of the District Plan will be monitored when adopted, as per the monitoring arrangements set out in section 10.</p>

**Table 2** - Where SEA Consultation Requirements are met

### 3. Methodology

- 3.1. The main objective of appraising strategy and policy options is to highlight the different advantages and disadvantages of each option, with the aim of showing that the preferred policy option is the most sustainable option, given all reasonable alternatives. Symbols, alongside explanatory text, are used to record the performance of each option against each objective in the sustainability framework.
- 3.2. The consultation draft Sustainability Appraisal undertook this task, and was consulted upon alongside the 'consultation draft District Plan'. The Pre-submission, Focused Amendments and Submission SA updated and amended the appraisals following comments received during consultation (as it is an iterative process). These updated appraisals addressed factual errors, taking into account new evidence submitted to justify the appraisal scoring, any change in legislation/policy that has occurred since the previous round of consultation, as well as assessing any further alternative options that were put forward at each stage.
- 3.3. This Report appraises the Main Modifications made to the District Plan that are required in order to make it 'sound'. Sections 5-8 test the modifications to strategy and policies against the Sustainability Framework set out in Section 4.
- 3.4. The following symbols and colours are used in order to record the performance of the modification against the Sustainability Framework:

++	Significant positive impact on the sustainability objective
+	Positive impact on the sustainability objective
+?	Possible positive or slight positive impact on the sustainability objective
0	No impact or neutral impact on the sustainability objective
-?	Possible negative or slight negative impact on the sustainability objective
-	Negative impact on the sustainability objective
--	Significant negative impact on the sustainability objective
/	Modification has no impact on the sustainability objective (i.e. no change compared to Submission appraisal)

- 3.5. The scoring system (using a range between '++' and '--') is consistent with other Sustainability Appraisals undertaken by the District Council and is suggested as an appropriate method to take in the SEA guidance. The symbol chosen depicts the predicted impact/effect each realistic option will have on each sustainability objective and to what extent, accompanied with explanatory text as justification. It will suggest mitigation where necessary.
- 3.6. For the Policy appraisals (section 8), the results at submission stage are shown. Planning Practice Guidance (PPG) states that "*Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made.*". To this end, only the Main Modifications made to each policy are re-appraised, and only where there is a sufficient distinction between the policy appraised at Submission stage and the one resulting from Main Modifications.
- 3.7. In the majority of cases, the modifications are thought unlikely to have any impact on the Sustainability Framework compared to the preferred policy option appraised at Submission stage. This is because a number of the modifications are for clarity, factual updates or strengthening of policy rather than a major diversion from the former policy proposed. Where the modification is not thought to have any impact (compared to the appraisal at Submission stage), this is denoted by a '/

- 3.8. Predictions of the effect the Main Modifications will have on the objectives is justified in the appraisal tables in sections 7 and 8. These predictions are based on the evidence contained within the evidence base that accompanies the District Plan and discussions between officers within the Planning Policy team, using their professional judgement.
- 3.9. The main objective of appraising the Main Modifications is to assess the impact of each modification with regards to sustainability, to ensure that it performs equally or better in social, environmental and economic terms than the options appraised at Submission stage. This ensures that the plan on the whole is the most sustainable plan, given all reasonable alternatives and will therefore contribute to sustainable development.

## 4. Sustainability Framework

### Sustainability Objectives and Indicators

- 4.1. In order to assess the contribution the District Plan will make towards achieving sustainable development, a range of sustainability objectives have been developed. These objectives are based on the three strands of sustainability: **Social**, **Environmental** and **Economic**.
- 4.2. The Sustainability Appraisal must test the proposed strategy, policies and potential sites within the District Plan against the sustainability objectives. It must test a range of reasonable alternatives for the strategy, policies and sites. By doing this, all reasonable alternatives will have been considered and their relative sustainability recorded to determine the most sustainable strategy, policies and sites for inclusion within the District Plan. This ensures that the plan itself is the most sustainable given all reasonable alternatives.
- 4.3. The impact of each strategy/policy/site option on each of the objectives will be appraised accordingly using the ‘++’ to ‘--’ method as described in section 3 - a prediction as to whether the baseline status of each objective will improve, stay the same or get worse as a result of the policy option in question.
- 4.4. Each objective is quantified by a number of measurable indicators which can be monitored over time to ensure the strategy and policies within the District Plan are performing as predicted by the appraisal, once adopted. The sustainability objectives and associated indicators make up the ‘Sustainability Framework’.
- 4.5. The objectives chosen represent the issues and challenges facing the District throughout the plan period as identified in previous iterations of the Sustainability Appraisal. The indicators have been chosen to provide the best possible sources in order to quantify and measure the achievement of each objective. Previous versions of the Sustainability Appraisal show the current baseline figures for as many indicators as possible, the data source from where this has been obtained, and predicted future impacts. This appraisal should therefore be read in conjunction with (in particular) the Submission Sustainability Appraisal (August 2016).
- 4.6. The proposed sustainability objectives and their corresponding indicators are:

#### SOCIAL

Social	<b>1</b>	<b>To ensure that everyone has the opportunity to live in a home suitable for their needs and which they can afford</b>
		<ul style="list-style-type: none"> <li>- <i>housing completions per annum (net)</i></li> <li>- <i>number of affordable homes completed annually (gross)</i></li> <li>- <i>financial contributions towards affordable housing provision</i></li> <li>- <i>number of low cost home ownership households delivered annually</i></li> <li>- <i>number of households accepted as full homeless</i></li> </ul>
Social	<b>2</b>	<b>To improve the access to health, leisure and open space facilities and reduce inequalities in health.</b>
		<ul style="list-style-type: none"> <li>- <i>number of applications resulting in new, extended or improved health facilities</i></li> <li>- <i>number of households within a 15 minute walk (approx. 1.2km) from GP surgery/health centre/hospital</i></li> <li>- <i>number of households within 300m of leisure and open space facilities (as defined in the Mid Sussex Assessment of Open Space, Sport and Recreation – PPG17 Study)</i></li> <li>- <i>financial contributions towards leisure facilities</i></li> <li>- <i>amount of leisure floorspace (Use Class D2) completed per annum (gross)</i></li> </ul>

Social	<b>3</b>	<b>To maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and improve access to educational facilities.</b>
		<ul style="list-style-type: none"> <li>- <i>percentage of population of working age qualified to at least NVQ level 3 (or equivalent)</i></li> <li>- <i>percentage of adults with poor literacy and numeracy skills</i></li> <li>- <i>number of households within a 15 minute walk (approx. 1.2km) from a Primary School</i></li> <li>- <i>number of households within a 20 minute walk (approx. 1.6km) from a Secondary School</i></li> </ul>

Social	<b>4</b>	<b>To improve access to retail and community facilities.</b>
		<ul style="list-style-type: none"> <li>- <i>number of households within a 15 minute walk (approx. 1.2km) from a superstore/town centre/high street shopping facilities)</i></li> <li>- <i>number of households within a 15 minute walk (approx. 1.2km) from a convenience store</i></li> <li>- <i>number of households within a 15 minute walk (approx. 1.2km) from community facilities (e.g. community hall, place of worship, library)</i></li> </ul>

Social	<b>5</b>	<b>To create cohesive, safe and crime resistant communities</b>
		<ul style="list-style-type: none"> <li>- <i>all crime – number of crimes per 1000 residents per annum</i></li> <li>- <i>number of domestic burglaries per 1,000 households</i></li> </ul>

## ENVIRONMENTAL

Environmental	<b>6</b>	<b>To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere (taking into account and aiming to reduce the potential impact of climate change), and seek to reduce the risk of flooding. (SEA)</b>
		<ul style="list-style-type: none"> <li>- <i>percentage of the District that is within Flood Zone 2/Flood Zone 3</i></li> <li>- <i>number of properties at risk from flooding, as defined by the Environment Agency</i></li> <li>- <i>number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds</i></li> </ul>

Environmental	<b>7</b>	<b>To improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance.</b>
		<ul style="list-style-type: none"> <li>- <i>percentage of new and converted homes developed on brownfield land</i></li> <li>- <i>percentage of new employment floorspace on previously developed land</i></li> <li>- <i>density of new housing developments</i></li> <li>- <i>amount of Best and Most Versatile Agricultural Land (Grades 1, 2 and 3a) lost to development</i></li> </ul>



Environmental	<b>8</b>	<b>To conserve and enhance the District's biodiversity. (SEA)</b>
		<ul style="list-style-type: none"> <li>- number and area of SNCIs and LNRs within the District</li> <li>- area of ancient woodland within the District</li> <li>- condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC &amp; Ramsar)</li> <li>- number of planning applications approved contrary to advice given by Natural England on biodiversity issues</li> <li>- Number of dwellings permitted within the 7km Zone of Influence (SPA)</li> </ul>
Environmental	<b>9</b>	<b>To protect, enhance and make accessible for enjoyment, the District's countryside. (SEA)</b>
		<ul style="list-style-type: none"> <li>- open spaces managed to green flag standard</li> <li>- number of major developments in the South Downs National Park / High Weald AONB</li> <li>- number of households within 300m of multi-functional green space (as defined in the Mid Sussex Assessment of Open Space, Sport and Recreation – PPG17 Study)</li> </ul>
Environmental	<b>10</b>	<b>To protect, enhance and make accessible for enjoyment, the District's historic environment. (SEA)</b>
		<ul style="list-style-type: none"> <li>- number of Listed Buildings in the District</li> <li>- buildings of Grade I and II* and scheduled monuments at risk</li> <li>- number of Conservation Areas in the District</li> <li>- number of Conservation Areas with appraisals and management proposals</li> </ul>
Environmental	<b>11</b>	<b>To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car, thereby reducing the level of greenhouse gases from private cars and their impact on climate change. (SEA)</b>
		<ul style="list-style-type: none"> <li>- number of households within a 5 minute walk (approx. 400m) of a bus stop with frequent service (3+ an hour)</li> <li>- number of households within a 10 minute walk (approx. 800m) of a bus stop with less frequent service (less than 3 an hour)</li> <li>- number of households within a 15 minute walk (approx. 1.2km) of a train station</li> <li>- proportion of journeys to work by public transport</li> <li>- percentage of residents living and working within Mid Sussex</li> <li>- monetary investment in sustainable transport schemes (value of s.106 agreements)</li> <li>- Number of Air Quality Management Areas (AQMAs) within the District</li> </ul>
Environmental	<b>12</b>	<b>To reduce waste generation and disposal, and achieve the sustainable management of waste, including the amount of waste that is either re-used or recycled.</b>
		<ul style="list-style-type: none"> <li>- percentage of domestic waste that has been recycled</li> <li>- percentage of domestic waste that has been composted</li> </ul>

Environmental	<b>13</b>	<b>To maintain and improve the water quality of the District's watercourses and aquifers, and to achieve sustainable water resources management. (SEA)</b>
		<ul style="list-style-type: none"> <li>- Stretches of watercourse that are, as a minimum, Water Framework Directive status "Moderate"</li> <li>- incidents of major and significant water pollution within the District</li> <li>- number of planning applications approved contrary to advice given by the EA on water quality issues</li> <li>- number and area of developments where appropriate remediation of contaminants has taken place</li> <li>- number of developments built to BREEAM / Code for Sustainable Homes standards</li> </ul>

Environmental	<b>14</b>	<b>To increase energy efficiency and the proportion of energy generated from renewable sources in the District and to utilise sustainably produced and local products in new developments where possible.</b>
		<ul style="list-style-type: none"> <li>- number of developments built to recognised renewable energy standards</li> <li>- domestic energy consumption per household</li> <li>- number of renewable energy installations within Mid Sussex</li> <li>- installed capacity of renewable energy installations within Mid Sussex</li> </ul>

## ECONOMIC

Economic	<b>15</b>	<b>To encourage the regeneration of the District's existing Town Centres and support the viability and vitality of village centres.</b>
		<ul style="list-style-type: none"> <li>- Total amount of floorspace for "Town Centre Uses" (A1, A2, B1a, D2)</li> <li>- number of households within a 15 minute walk (approx. 1.2km) from a town centre superstore/town centre/high street shopping facilities)</li> </ul>

Economic	<b>16</b>	<b>To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.</b>
		<ul style="list-style-type: none"> <li>- percentage of Mid Sussex residents who are unemployed</li> <li>- percentage of Mid Sussex residents who are economically active</li> <li>- average weekly income for those who are employed in the District</li> <li>- percentage of residents living and working within Mid Sussex</li> <li>- job density (ratio of jobs to working age population)</li> </ul>

Economic	<b>17</b>	<b>To support economic growth and competitiveness across the District.</b>
		<ul style="list-style-type: none"> <li>- net increase/decrease in commercial (Use Classes B1(b,c), B2, B8) and office (B1(a) and A2) floorspace</li> <li>- number of businesses within the District</li> <li>- number of new businesses setting up in the District</li> </ul>

Economic	<b>18</b>	<b>To encourage the development of a buoyant, sustainable tourism sector.</b>
		<ul style="list-style-type: none"> <li>- percentage of jobs in the tourism sector</li> <li>- total trips to Mid Sussex for tourism purposes</li> <li>- total spend by those visiting Mid Sussex for tourism purposes</li> <li>- number of visitors staying overnight</li> </ul>

## 5. District Plan Strategy – Appraisal

### Distribution of Development - Principles

- 5.1. The District is made up of three main towns (Burgess Hill, East Grinstead and Haywards Heath), some large villages and a number of smaller villages/hamlets. The District is predominantly rural in nature. Based on the District's character, and in order to best assess where development should be focussed, the Submission Sustainability Appraisal assessed a number of development principles.
- 5.2. The appraisal concluded that the District Plan should:
- “Focus development towards areas where housing and economic need is arising, including need arising from outside Mid Sussex. This will predominantly be within or adjacent to the three towns (Burgess Hill, East Grinstead, Haywards Heath), but encourages villages to take growth to support the provision of additional services and meet local needs. It will also focus development at strategic locations that could best assist in meeting the District housing need and the unmet needs of neighbouring authorities.”*
- 5.3. This option was deemed the most sustainable as it ensures that housing need can be met close to where it is generated, would facilitate delivery of new health and education facilities across the District (as opposed to focussing at the three towns only, for example), and supports economic growth district-wide.
- 5.4. This strategy is still relevant and has not changed as a result of the District Plan examination. No Main Modifications have been proposed that would alter this strategy significantly and therefore no re-appraisal is required.

### Settlement Hierarchy

- 5.5. One modification is proposed that would strengthen the spatial strategy. This is a proposed amendment to policy **DP6: Settlement Hierarchy** which now sets out the approximate number of dwellings expected in each settlement and groups of settlements. This aims to give more certainty regarding the amount of development expected across the District and provides stakeholders (inclusive of Town and Parish Councils preparing Neighbourhood Plans) a steer to ensure that future plans are in accordance with the spatial strategy.
- 5.6. The groupings have been based on the Settlement Hierarchy, which the District Council's "Settlement Sustainability Review" identifies as follows:

Category	Settlement characteristics and function	Settlements
<b>Category 1 Settlement</b>	Settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements.	Burgess Hill, East Grinstead, Haywards Heath
<b>Category 2 Settlement</b>	Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport.	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield

<b>Category 3 Settlement</b>	Medium sized villages providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops recreation and community facilities, often shared with neighbouring settlements.	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly
<b>Category 4 Settlement</b>	Small villages with limited services often only serving the settlement itself.	Ansty, Slaugham, Staplefield, Twineham and Warninglid
<b>Category 5</b>	These small settlements have very limited or no services.	Birch Grove, Brook Street, Hickstead, Highbrook, Walstead

**Table 3 - Settlement Hierarchy**

- 5.7. The Submission Sustainability Appraisal carried out an appraisal of the settlement hierarchy (paras 7.149 – 7.151). This has been reviewed – the appraisal carried out at Submission stage is still relevant and there are no changes required.
- 5.8. The level of development to be directed to Towns and Villages does not require its own appraisal. This conclusion has been reached as:
- The District's overall housing provision has been appraised (section 6) to ensure that, overall, the level of development in the District is sustainable.
  - The broad locations and strategic sites to accommodate the majority of this development has been appraised (section 7)
  - The residual amount to be directed to Towns and Parishes is in accordance with the settlement hierarchy, which itself has been appraised in the Submission Sustainability Appraisal and is still relevant and up-to-date
  - The numbers for each Town and Parish to be delivered through (for example) Neighbourhood Plans will be assessed in the Sustainability Appraisal that accompanies these plans. If these identify sustainability concerns, policy DP6 provides flexibility for more sustainable/less constrained settlements to accommodate growth in accordance with the settlement hierarchy.
- 5.9. Further Main Modifications to the policy wording of DP6: Settlement Hierarchy have been proposed, these are appraised in Section 8.

## 6. Housing Need and Housing Provision Appraisal (policies DP5 and DP6)

- 6.1. The Submission Sustainability Appraisal sets out the housing needs evidence prepared to support the District Plan – this is largely contained within the Council’s Housing and Economic Development Needs Assessment (HEDNA) and its updates. This work indicated that the Council’s Objectively Assessed Need (OAN) for housing was 754 dwellings per annum (dpa).
- 6.2. The Submission SA appraised a range of housing provision options. These were based on meeting only the OAN, plus various levels of contribution towards the unmet housing need of neighbouring authorities. The appraisal concluded that a total housing provision of 800dpa was the most sustainable level of delivery.
- 6.3. Following evidence presented at the examination hearings, and the Inspector’s interim conclusions, it was concluded that the OAN for Mid Sussex was 876dpa. In light of this, an examination of the previous appraisal conclusions, and new evidence arising, a re-appraisal will be required.

### Options Appraised

- 6.4. The options at the Main Modifications stage, following evidence and conclusions at the examination are as follows:

#### **Option A – 13,600 dwellings (800dpa)**

This option represents the level of housing provision proposed at Submission stage. At that time, it would have met the district’s OAN and allow for 46dpa towards unmet need from neighbours. However, following the examination hearings, the OAN has now increased to 876dpa. This option would therefore not now meet the established housing need arising in the district.

#### **Option B – 14,892 dwellings (876dpa)**

This option represents the now established OAN for the district. It would not allow for any contribution towards the unmet need arising from neighbouring authorities.

#### **Option C – 16,390 dwellings (964dpa)**

This option would meet the district’s OAN plus contribute towards the unmet need of neighbours. This level of provision would meet the unmet need currently identified within the Northern West Sussex Housing Market Area (HMA), which includes Crawley, Horsham and Mid Sussex. It makes an allowance for approximately 35dpa to be met ‘elsewhere’ – evidence at the examination showed that this was a possibility (predominantly due to excess supply within Crawley compared to previous estimates), however this would be monitored.

#### **Option D – 17,000 dwellings (1,000+dpa)**

This option would meet the district’s OAN plus contribute towards the unmet need of neighbours. This level of provision would meet the unmet need currently identified within the Northern West Sussex Housing Market Area (HMA), which includes Crawley, Horsham and Mid Sussex.

## Housing Provision (DP5: Housing)

**A) 13,600 dwellings (800dpa)** - Housing Provision at Submission stage

**B) 14,892 dwellings (876dpa)** - To meet the OAN for Mid Sussex

**C) 16,390 dwellings (964dpa)** - To meet the OAN for Mid Sussex and remaining unmet need in the Northern West Sussex HMA identified in the currently adopted Local Plans. Evidence shows that 35dpa may be met 'elsewhere'.

**D) 17,000 dwellings (1,000dpa)** - To meet the OAN for Mid Sussex and unmet need identified in the currently adopted Local Plans in the Northern West Sussex HMA

Objective	A 13,600 (800dpa)	B 14,892 (876dpa)	C 16,390 (964dpa)	D 17,000 (1,000dpa)
<b>1 – Decent and Affordable Home</b>  Social	-?	+	++	++
	All options would provide a mix of market and affordable housing to varying degrees. The District Plan hearings examined the evidence on housing need (OAN) for the district. The Submission District Plan proposed a provision of 800dpa which was inclusive of assisting neighbouring authorities with unmet need. However the examination concluded that the OAN for Mid Sussex to be 876dpa. Therefore, option <b>(a)</b> would not meet the identified housing need for the District. Option <b>(b)</b> would do, but the housing need for the Housing Market Area (HMA) would not be met. Options <b>(c)</b> and <b>(d)</b> would meet the housing need in the HMA identified in currently adopted Local Plans – predominantly contributing to the shortfall in Crawley, and would allow a substantial proportion of affordable housing need to be met (unlike options <b>(a)</b> and <b>(b)</b> ). Option <b>(c)</b> makes an allowance for some of the unmet need to be delivered 'elsewhere', either due to Crawley identifying further sources of housing supply or other areas being able to assist – this was discussed at the examination hearings. Option <b>(d)</b> may provide more certainty of meeting the unmet needs in totality although would be harder to deliver on a consistent basis. However, both options <b>(c)</b> and <b>(d)</b> propose levels of housing significantly in excess of historic delivery levels, and all options would be subject to mitigating environmental constraints (particularly the impact of development on the neighbouring Ashdown Forest SPA/SAC) which is reflected in predicted impacts against other objectives.			
<b>2 – Access to Health</b>  Social	+	+	++	++
The provision of housing will facilitate improved health facilities through developer contributions and on-site provision. Options <b>(a)</b> and <b>(b)</b> are likely to require around 3+ strategic site(s) to deliver the housing requirement, which are likely to include new health provision. The rest of the residential development required would be spread across the District in accordance with the settlement hierarchy, and therefore improvements to existing facilities would be expected in these locations. Options <b>(c)</b> and <b>(d)</b> would require provision of additional strategic sites compared to options <b>(a)</b> and <b>(b)</b> , which would provide the necessary health infrastructure to support them, and may be beneficial to the existing population. Site allocations (either within the District Plan or the Site Allocations DPD) will be expected to consider the impact on existing health facilities and ensure that needs are met – either through extensions to existing facilities or through provision of new.				

## Housing Provision (DP5: Housing)

**A) 13,600 dwellings (800dpa)** - Housing Provision at Submission stage

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**D) 17,000 dwellings (1,000dpa)** - To meet the OAN for Mid Sussex and unmet need identified in the currently adopted Local Plans in the Northern West Sussex HMA

Objective		A 13,600 (800dpa)	B 14,892 (876dpa)	C 16,390 (964dpa)	D 17,000 (1,000dpa)
	<b>3 – Opportunities for Education</b>	+	+	++	++
	The provision of housing will facilitate improved education facilities through developer contributions and on-site provision. Options (a) and (b) are likely to require around 3+ strategic site(s) to deliver the housing requirement, which are likely to include new education provision. The rest of the residential development required would be spread across the District in accordance with the settlement hierarchy, and therefore improvements to existing facilities would be expected in these locations. Options (c) and (d) would require provision of additional strategic sites compared to options (a) and (b), which would provide the necessary education infrastructure to support them, and may be beneficial to the existing population. Site allocations (either within the District Plan or the Site Allocations DPD) will be expected to consider the impact on existing education facilities and ensure that needs are met – either through extensions to existing facilities or through provision of new.				
	<b>4 – Access to Retail and Community Facilities</b>	++	++	++	++
	All options will have a positive impact on this objective, as all will increase footfall for retail outlets or support community facility use. In smaller settlements, an increase in the level of housing in the settlement may ensure that existing retail and community facilities are more viable. All options are likely to include the need for larger, strategic sites in order to be delivered. These are likely to include new retail and community facilities that can be used by new residents as well as the existing population.				
	<b>5 – Cohesive, Safe, Crime Resistant Communities</b>	+	+?	+?	+?
	Option (a) would represent a level of development consistent with historical averages. Options (b), (c) and (d) propose development at a significantly greater rate than in the past, and make an allowance for addressing unmet need from outside Mid Sussex. This may not be as positive compared to option (a) in social cohesion terms in the short-term although the difference is likely to be negligible over the plan period.				
Environmental	<b>6 – Flood Risk</b>	0	0	0	0
	Evidence presented to the District Plan examination (ref: MSDC5a) assessed the potential implications of higher housing numbers on a number of constraints, including flooding. This noted that more sites would be required in order to meet higher housing numbers, and some of these (as assessed in the SHLAA) were at risk from flooding. However, this would need to be assessed on a site by site basis and mitigated				

## Housing Provision (DP5: Housing)

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**D) 17,000 dwellings (1,000dpa)** - To meet the OAN for Mid Sussex and unmet need identified in the currently adopted Local Plans in the Northern West Sussex HMA

Objective	A 13,600 (800dpa)	B 14,892 (876dpa)	C 16,390 (964dpa)	D 17,000 (1,000dpa)
	accordingly. Allocations to meet the housing requirement (such as the Site Allocations DPD and Neighbourhood Plans) should avoid areas at risk from flooding in line with national planning policy.			
<b>7 – Efficient Land Use</b>	-	--	--	--
	<p>All options are likely to have a negative impact on this objective as all would involve substantial levels of building on greenfield sites. This conflict it to be expected. Option <b>(a)</b> could be delivered using a mix of brownfield sites, greenfield sites and 2/3 large (strategic, greenfield) sites. As there is only a finite supply of brownfield land, options proposing higher levels of housebuilding such as <b>(b)</b>, <b>(c)</b> and <b>(d)</b> are likely to be met on additional greenfield sites. Evidence presented to the District Plan examination (ref: MSDC5a) assessed the potential implications of higher housing numbers on a number of constraints, including landscape. Options above 900dpa , but particularly those above approximately 950dpa (i.e. <b>(c)</b> and <b>(d)</b>) require significantly more land in areas classified as being of low landscape capacity – development here may be built at lower density in order to mitigate potential harm on the landscape and therefore would not make efficient use of land.</p> <p>The impact on this objective may be mitigated by requirements of the policy on Character and Design, which require developments to show they are have optimised the potential of the site to accommodate development.</p>			
<b>8 – Conserve and Enhance Biodiversity</b>	-	-	-	--
	<p>All options have the potential to impact negatively on this objective, dependant on the location of sites, level of development, and mitigation. The 'Capacity Study' (2014) notes that there are a number of relevant environmental designations within the District, and there are only a limited number of areas that are not affected by one or more of these – only around 4% of the District is relatively unconstrained or not already built on. Evidence presented to the District Plan examination (ref: MSDC5a) assessed the potential implications of higher housing numbers on a number of constraints, including biodiversity. Options above approximately 950dpa (i.e. options <b>(c)</b> and <b>(d)</b>), but particularly those above 1,000dpa (i.e. option <b>(d)</b>) would increase the chances of harming ancient woodland, and/or would be within the 7km Zone of Influence around Ashdown Forest SAC/SPA, and/or be within the High Weald AONB. The impact would very much depend on the number and the location of sites required to meet each housing option, but it is logical to expect higher housing provision levels to increase the likelihood of significant negative effects on biodiversity – this is confirmed within the 'Sustainability Assessment of Cross Boundary Options' report.</p>			



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**D) 17,000 dwellings (1,000dpa)** - To meet the OAN for Mid Sussex and unmet need identified in the currently adopted Local Plans in the Northern West Sussex HMA

Objective	A 13,600 (800dpa)	B 14,892 (876dpa)	C 16,390 (964dpa)	D 17,000 (1,000dpa)
<b>9 – Protect and Enhance Countryside</b>	-	-	--	--
	<p>All options are likely to have a negative impact on this objective as all are concerned with development. This conflict it to be expected. As there is only a finite supply of brownfield land within the District, it is assumed that increased provision of housing would mean increased likelihood of development on greenfield land.</p> <p>Evidence presented to the District Plan examination (ref: MSDC5a) assessed the potential implications of higher housing numbers on a number of constraints, including countryside. Options above 900dpa, but particularly those above approximately 950dpa (i.e. options <b>(c)</b> and <b>(d)</b>) require significantly more land in areas classified as being of low landscape capacity and/or within the High Weald AONB (a primary designation in the NPPF), which could cause irreversible negative impacts on the countryside. Policies on design, including density, will ensure that most efficient use is made of land to reduce the amount of countryside designated land that would be required.</p>			
<b>10 – Protect and Enhance Historic Environment</b>	0	0	0	0
	<p>There are not thought to be any significant differences between the options on this objective – the impact upon this objective will be determined by individual site appraisals.</p>			
<b>11 – Reduce Road Congestion</b>	-?	-?	-	--
	<p>All options will have a negative impact on this objective, to some degree, as all will involve generation of increased car trips on the road network. The District Plan is accompanied by a Transport Study – this identifies a number of localised issues which could be worsened with a housing provision significantly beyond the level of development modelled.</p> <p>An assessment has also been made within the transport evidence base as to the impact of development on Ashdown Forest SAC, a European designated site which is affected by nitrogen deposition predominantly from motor vehicles. Modelling has shown that at 876dpa and below (i.e. options <b>(a)</b> and <b>(b)</b>), there is potential for an increase in traffic on the A275 but a net reduction in traffic within Ashdown Forest as whole. However, the impacts for options above this (i.e. options <b>(c)</b> and <b>(d)</b>) are less certain in this regard and would depend on specific sites and yields to be modelled in more detail. At this stage there is insufficient information about the nature and location of development that would be required to meet higher housing provision. This will be modelled further during the plan period, specifically during the production of the Site Allocations DPD.</p>			

## Housing Provision (DP5: Housing)

**A) 13,600 dwellings (800dpa)** - Housing Provision at Submission stage

**B) 14,892 dwellings (876dpa)** - To meet the OAN for Mid Sussex

**C) 16,390 dwellings (964dpa)** - To meet the OAN for Mid Sussex and remaining unmet need in the Northern West Sussex HMA identified in the currently adopted Local Plans. Evidence shows that 35dpa may be met 'elsewhere'.

**D) 17,000 dwellings (1,000dpa)** - To meet the OAN for Mid Sussex and unmet need identified in the currently adopted Local Plans in the Northern West Sussex HMA

Objective	A 13,600 (800dpa)	B 14,892 (876dpa)	C 16,390 (964dpa)	D 17,000 (1,000dpa)
<b>12 – Reduce Waste Generation</b>	-	-	-	-
	All options are likely to have a negative impact on this objective, as all levels of development are likely to increase the generation of waste. This should be mitigated by the District Council's kerbside recycling scheme which is in place across the District. New developments would benefit from this service.			
<b>13 – Maintain and Improve Water Quality</b>	-?	-	-	-
	All options will increase demand on water supply and for wastewater treatment so will have negative impacts to some degree. The Capacity Study updates the previous evidence undertaken within the Gatwick Sub-Region Water Cycle Study (WCS – 2011) which explored future development impacts on supply and treatment infrastructure. This showed there were severe wastewater capacity issues with development exceeding 850dpa. In particular, Goddards Green Wastewater Treatment Works (just outside Burgess Hill) was shown to have limits to new development. Crawley Treatment Works could also have capacity issues. Southern Water has now confirmed that there is capacity to accommodate growth associated with proposed development at Burgess Hill, with existing planned (and to some extent, delivered) mitigation. However, there may be capacity issues should housing provision increase too far beyond baseline levels (i.e. those indicated by population projections and Objectively Assessed Need, which are used for demand forecasting by the water companies - Option (a) is the closest level of provision to those indicated by population projections). This is particularly relevant should development occur in areas that would drain to this particular works (e.g. the area broadly covered by Burgess Hill, Hassocks, Hurstpierpoint, Sayers Common and Bolney). This is relevant to options (b), (c), and (d) as they are all in excess of the level of development indicated by population projections, and excess of the 850dpa theoretical limit highlighted in the WCS.			
<b>14 – Increase Energy Efficiency</b>	+	+	+	+
	All options would involve development being built to the appropriate energy efficiency standards, and could (dependant on site size and viability/feasibility) include a proportion of energy being generated on-site, which could be to the benefit of existing as well as new households. Options (a) and (b) are likely to be delivered by a number of small sites and 2/3 strategic size sites. Options (c) and (d) are likely to require a larger number of strategic sites to deliver housing, and are therefore more likely to make on-site generation more viable/feasible.			

## Housing Provision (DP5: Housing)

**A) 13,600 dwellings (800dpa)** - Housing Provision at Submission stage

**B) 14,892 dwellings (876dpa)** - To meet the OAN for Mid Sussex

**C) 16,390 dwellings (964dpa)** - To meet the OAN for Mid Sussex and remaining unmet need in the Northern West Sussex HMA identified in the currently adopted Local Plans. Evidence shows that 35dpa may be met 'elsewhere'.

**D) 17,000 dwellings (1,000dpa)** - To meet the OAN for Mid Sussex and unmet need identified in the currently adopted Local Plans in the Northern West Sussex HMA

Objective	A 13,600 (800dpa)	B 14,892 (876dpa)	C 16,390 (964dpa)	D 17,000 (1,000dpa)	
Economic	15 – Encourage regeneration of Town and village Centres	+	+	++	++
		All options would increase the Mid Sussex population to varying degrees, thus increasing the potential footfall for town and village centres. This should encourage their regeneration by making the centres more attractive for new investment and helping to retain existing businesses. It is expected that strategic sites would provide retail/community facilities on-site – these could be to the detriment of existing town centres and limit any positive impacts, particularly in rural areas. However in general, town centres provide a greater range of retail and community facilities than the mixed-use facilities often delivered on site (which are more for day to day need/convenience goods).			
	16 – Ensure High and Stable Employment Levels	+	+	++	+
	All options would increase the potential workforce within the District. The Northern West Sussex Economic Growth Assessment (EGA, 2014) suggests the baseline job growth is 521 jobs per annum. Options (a) and (b) would generate the need for an additional 420 – 450 jobs per annum respectively, therefore would not meet job growth projections indicated within the EGA. This may lead to increase in-commuting to the District in order to fill jobs. Option (c) would generate a need for approximately an additional 543 jobs per annum – this is closely matched to the jobs projection indicated in the EGA, which has formed the basis for employment allocations in the Plan. Option (d) would generate a need for jobs far in excess of job growth projections and current employment allocations – further employment land allocation(s) would be required (which would have knock-on effects for other objectives), without these it could lead to increased levels of out-commuting for work, which would not generate positive economic impacts for the District. This may be mitigated with further land allocated for employment.				
17 – Support Economic Growth	+	+	++	++	
	All options would encourage investment by businesses within Mid Sussex, as an increasing workforce means a larger jobs pool for potential employers to call upon. Developments of larger, strategic scale sites are likely to include areas of employment land as part of a mixed-use element (as encouraged by individual allocation policies and the policy related to Sustainable Economic Development). There will also be short/medium term jobs available in construction of planned development sites. Additional population increases within the District (i.e. as housing provision increases) will have positive knock-on effects for local businesses, retail, and entertainment and community facilities, supporting economic growth.				

## Housing Provision (DP5: Housing)

**A) 13,600 dwellings (800dpa)** - Housing Provision at Submission stage

**B) 14,892 dwellings (876dpa)** - To meet the OAN for Mid Sussex

**C) 16,390 dwellings (964dpa)** - To meet the OAN for Mid Sussex and remaining unmet need in the Northern West Sussex HMA identified in the currently adopted Local Plans. Evidence shows that 35dpa may be met 'elsewhere'.

**D) 17,000 dwellings (1,000dpa)** - To meet the OAN for Mid Sussex and unmet need identified in the currently adopted Local Plans in the Northern West Sussex HMA

Objective	A 13,600 (800dpa)	B 14,892 (876dpa)	C 16,390 (964dpa)	D 17,000 (1,000dpa)
18 – Encourage Tourism	0	0	0	0
There are not thought to be any significant differences between the options on this objective – the impact upon this objective will be determined by individual site appraisals.				

### Housing Numbers - Summary of Appraisal

Objectives		A 13,600 800dpa	B 14,892 876dpa	C 16,390 964dpa	D 17,000 1,000dpa
Social	1 – Decent and Affordable Home	-?	+	++	++
	2 – Access to Health	+	+	++	++
	3 – Opportunities for Education	+	+	++	++
	4 – Access to Retail and Community Facilities	++	++	++	++
	5 – Cohesive, Safe, Crime Resistant Communities	+	+	+	+
Environmental	6 – Flood Risk	0	0	0	0
	7 – Efficient Land Use	-	--	--	--
	8 – Conserve and Enhance Biodiversity	-	-	-	--
	9 – Protect and Enhance Countryside	-	-	--	--
	10 – Protect and Enhance Historic Environment	0	0	0	0
	11 – Reduce Road Congestion	-?	-?	-	--
	12 – Reduce Waste Generation	-	-	-	-
	13 – Maintain and Improve Water Quality	-?	-	-	-
14 – Increase Energy Efficiency	+	+	+	+	
Economic	15 – Encourage regeneration of Town and village Centres	+	+	++	++
	16 – Ensure High and Stable Employment Levels	+	+	++	+
	17 – Support Economic Growth	+	+	++	++
	18 – Encourage Tourism	0	0	0	0

Table 4 - Summary of Housing Numbers Appraisal

6.5. The results are summarised below:

Total of Predicted Sustainability Impacts				
	<b>A</b> <b>13,600</b> (800dpa)	<b>B</b> <b>14,892</b> (876dpa)	<b>C</b> <b>16,390</b> (964dpa)	<b>D</b> <b>17,000</b> (1,000+dpa)
<b>++</b>	1	1	7	6
<b>+</b>	6	6	1	2
<b>+?</b>	1	2	1	1
<b>0</b>	3	3	3	3
<b>-?</b>	3	1	0	0
<b>-</b>	4	4	4	2
<b>--</b>	0	1	2	4

**Table 5 - Total of Predicted Sustainability Impacts**

6.6. The full criteria assessment gives an indication that the benefits peak around 16,390 dwellings and thereafter begin to fall away.

### Conclusion

6.7. As housing provision increases, positive benefits increase in terms of providing homes within Mid Sussex to meet the District's need, and unmet need from other authorities. However, negative impacts also get worse as the housing number increases, particularly on environmental objectives. This is to be expected, as this was a conflict (between the aim of the policy and aim of the sustainability objective) detected within the Sustainability Framework in the methodology of the Submission Sustainability Appraisal (table 8).

6.8. For the housing provision appraisal, the Council considers that the following criteria are key to a plan which is overall sustainable:

- Meeting housing needs,
- Encouraging economic growth, and
- Restricting harm to the environment, especially to the landscape of the District.

6.9. These criteria are accorded particular weight in the assessment of housing provision.

6.10. As table 5 shows, the options with the most significant positive impacts are (c) and (d). Nearly all of these positive impacts are related to the social objectives; most importantly the objective concerned with providing homes. Significant positive economic impacts are also expected. As options (a) delivers fewer homes than the district's housing need, it performs negatively. Option (b) would meet district need but not contribute towards wider HMA needs, therefore positive impacts are more limited.

6.11. Options (c) and (d) also perform strongly on the economic objectives. This is to be expected, as increased levels of housing equal increased population utilising local services and providing a workforce. These levels of housing provision would meet the workforce projections established within the Economic Growth Assessment, therefore provision of homes and jobs would be balanced. Options (a) and (b) would not achieve this, although would provide an increased workforce overall.

6.12. All levels of provision would have a negative impact on the environment. As the amount of previously developed/brownfield land in the district is finite, all options will involve a significant amount of building on greenfield sites. As established through the evidence base (notably the Capacity Study), there is only 4% of the district relatively unconstrained or not built on. Around 60% of the district is either within the High Weald AONB or South Downs National Park (the latter is not in the Plan area). Evidence presented at the examination (MSDC5a) gave an indication of the amount and location of sites that would be required to

meet higher housing provision levels. The amount of sites required that would negatively impact on ancient woodland, high quality landscape, and designated areas (such as the AONB) increased markedly for options in excess of 900dpa.

6.13. It is clear from this appraisal that options (c) and (d) perform significantly better than options (a) and (b). Analysis between (c) and (d) shows that:

- Both would enable the established housing need (in current plans) within the Housing Market Area to be met
- Both perform equally on other social objectives
- Option (c) performs better on the objective related to biodiversity, as evidence shows that option (d) would be more likely to have a greater negative impact on ancient woodland, Ashdown Forest SPA, and the High Weald AONB.
- Option (c) performs better on the objective related to transport, due predominantly to the impact on Ashdown Forest SAC.
- Option (c) performs better on the objective related to sustainable employment levels. As this option meets economic growth projections, and provision made (in land use terms) to meet this job growth, any level of housing above this would require increased levels of employment floor space which may have negative impacts on other objectives (particularly environmental).

6.14. For these reasons, in the light of the sustainability criteria, the “key criteria” and tests in the NPPF related to sustainable development, the Council has judged that option (c) – 16,390 dwellings (964dpa) is the preferred option.

6.15. Evidence at the examination pointed towards unmet need from neighbours arising at the latter end of the plan period. Also, more certainty will be afforded at that stage to issues surrounding the impacts on Ashdown Forest, particularly related to nitrogen deposition. To accord with these issues, a ‘stepped trajectory’ was concluded as a fair approach consisting of:

- 876dpa from the start of the plan period until 2023/24
- 1,090dpa from 2024/25 until the end of the plan period.

6.16. This totals 16,390 dwellings, an average of 964dpa (as appraised above). As the timing of housing provision matches the timing of need arising, this was deemed a sensible and logical approach. The Council does not believe that an appraisal related to the timing/stepped trajectory is required.

## 7. Broad Strategic Locations

- 7.1. The housing provision number within the District Plan will be met in part by existing commitments (i.e. sites allocated through the Mid Sussex Local Plan 2004 or Small Scale Housing Allocations DPD, or sites with extant planning permission). The provision will mostly be met by allocating strategic sites within the District Plan. It is anticipated that the residual amount would be allocated within Neighbourhood Plans and the forthcoming Site Allocations DPD.
- 7.2. At Submission Stage, the District Plan proposed the allocation of three strategic sites:
- A)** Land to the North of Burgess Hill (known as the 'Northern Arc') – approx. 3,500 dwellings. SHLAA ref: #493
  - B)** Land to the East of Burgess Hill (East of Kings Way) – approx. 500 dwellings. SHLAA ref: #233
  - M)** Hardriding Farm, Brighton Road (Pease Pottage) – approx. 600 dwellings. SHLAA ref: #666
- 7.3. Following examination and the increase in objectively assessed need (and in light of the appraisal in section 6), and to improve the Council's five year housing land supply position, it has been deemed necessary to allocate a further strategic site.
- 7.4. A number of strategic site options were appraised at Submission stage. Following the Submission of the District Plan and subsequent hearing sessions, a further site was submitted to the District Council which met the criteria (i.e. it is above 500 units and fit at least 2 criteria in the SHLAA). This is site **(R)**: Land north of Clayton Mills, Hassocks. This site represents another realistic alternative and has therefore been appraised below.
- 7.5. The majority of the options presented below were considered in the last published version of the Sustainability Appraisal, at Submission stage. The Appraisals for these sites were reviewed following the examination hearings, but there is no further evidence which suggests these require a re-appraisal. The Council's conclusions on these sites at Submission stage is therefore still relevant, and are repeated alongside the appraisal of option **(R)** below.
- 7.6. The following sites form the appraisal :
- A)** Land to the North of Burgess Hill (known as the 'Northern Arc') – approx. 3,500 dwellings. SHLAA ref: #493
  - B)** Land to the East of Burgess Hill (East of Kings Way) – approx. 500 dwellings. SHLAA ref: #233
  - C)** Land to the South of Burgess Hill (South of Folders Lane) – approx. 1,000 dwellings SHLAA ref: #557
  - D)** Land to the West of Burgess Hill (West of Jane Murray Way) – approx. 1,500 dwellings. SHLAA ref: #740
  - E)** Land to East/South of Crawley (Crabbet Park) – approx. 2,300 dwellings. SHLAA ref: #18
  - F)** New Market Town (Sayers Common area) – approx. 10,000 dwellings. SHLAA ref: #678
  - G)** Land North of Cuckfield Bypass (Cuckfield) – approx. 500 dwellings. SHLAA ref: #240

**H)** Land adj. Great Harwood Farm (East Grinstead) – approx. 600 dwellings. SHLAA ref: #17

**I)** Land north east of Lindfield (Lindfield) – approx. 1,200 dwellings. SHLAA ref: #498

**J)** Land east of Northlands Brook and south of Scamps Hill (Lindfield) – approx. 500 dwellings. SHLAA ref: #483

**K)** Haywards Heath Golf Course (Haywards Heath) – approx. 500 dwellings. SHLAA ref: #503

**L)** Eastlands, Lewes Road (Scaynes Hill) – approx. 630 dwellings. SHLAA ref: #515

**M)** Hardriding Farm, Brighton Road (Pease Pottage) – approx. 600 dwellings. SHLAA ref: #666

**N)** Land South of Pease Pottage (Pease Pottage) – approx. 660 dwellings. SHLAA ref: #603

**O)** Land at Lower Tilgate (Pease Pottage) – approx. 1,750 dwellings. SHLAA ref: #243

**P)** Broad Location North and East of Ansty – approx. 2,000 dwellings. SHLAA ref: #736

**Q)** Imberhorne Farm, East Grinstead – approx. 550 dwellings. SHLAA ref: #770

**R)** Land north of Clayton Mills, Hassocks – approx. 500 dwellings. SHLAA ref: #753

Note: Since the original Sustainability Appraisal was first published in November 2014, further information regarding two sites has emerged (either via pre-application, planning application, or consultation responses to the District Plan. The following sites are now proposed with reduced yields. They therefore do not meet the definition of 'strategic' but the appraisals are still published here for completeness:

- **C)** Land to the South of Burgess Hill (Keymer Road / Folders Lane). 80 dwellings.
- **J)** Land East of Northlands Brook and south of Scamps Hill, Lindfield. 200 dwellings.



Objectives		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
		Northern Arc, Burgess Hill	Kings Way, Burgess Hill	South of Folders Lane, Burgess Hill	West of Burgess Hill	Crabbet Park, East/South Crawley	New Market Town, Sayers Common	North or Cuckfield Bypass	Great Harwoods Farm, E. Grinstead	Land North East of Lindfield	Northlands Brook/Scamps Hill, Lindfield	Haywards Heath Golf Course	Eastlands, Scaynes Hill	Hardriding Farm, Pease Pottage	Land South of Pease Pottage	Land at Lower Tilgate, Pease Pottage	Broad Location North and East of Ansty	Imberhorne Lane, East Grinstead	North of Clayton Mills, Hassocks
Social	1 – Decent and Affordable Home	++	+	+	+?	+?	+	+	+	+	+	+	+	+	+	+	+?	+	+
	<p>All options could potentially contribute towards meeting local needs by delivering housing, including affordable need.</p> <p>Option <b>(a)</b> could deliver a significant proportion towards meeting local need, including a number of units in the short-term (first 5 years). Options <b>(b)</b> and <b>(c)</b> could also potentially contribute towards meeting housing need at a smaller scale although option <b>(c)</b> would require transport mitigation to ensure it was deliverable. Whilst options <b>(d)</b> and <b>(e)</b> could potentially contribute to meeting housing need, there are issues regarding delivery. Option <b>(d)</b> would require significant sewerage and highways improvements, and it is unclear whether these costs would make a scheme here viable. Option <b>(e)</b> would also require significant sewerage and highways improvements, and at this point in time is not being actively promoted, meaning it is uncertain whether this site will be brought forward in the short-medium term.</p> <p>Whilst option <b>(f)</b> could deliver a significant amount of housing, it would not be located where current housing need arises. It would almost meet the District's housing need in one location, which is not sustainable (see Distribution of Development – paras 7.2-7.4). Significant infrastructure improvements would be required due to its location and scale.</p> <p>Options <b>(g), (h), (i), (j), (k), (l), (m), (n)</b> and <b>(o)</b> are all available and achievable within the SHLAA, and could contribute towards meeting housing need at a smaller scale, however they are not considered to be suitable. This is reflected in other objectives within this appraisal.</p> <p>Option <b>(p)</b> could contribute towards meeting housing need; however there is a lack of information evidencing that this site is deliverable within the plan period. Its impact should be considered in combination with option <b>(a)</b> which is in the vicinity, which is shown as suitable/available/achievable and therefore deliverable within the plan period. Option <b>(q)</b> requires further evidence on its impact on the strategic road network, as the area suffers from highways issues. Option <b>(r)</b> could potentially contribute towards meeting housing need and is expected to deliver within the short-term (first 5 years).</p>																		
	2 – Access to Health	++	+	+	+	+?	+?	+	+?	+	+	+?	+?	+?	-	+?	+?	+?	+?
	<p>Option <b>(a)</b> is within an average 15 minutes walking time from existing health facilities, and is likely to provide new facilities on site. It will therefore have a significant positive impact on this objective. Options <b>(b), (c)</b> and <b>(d)</b> are within an average 15 minutes walking time from existing health facilities and could contribute towards extending/enhancing existing facilities. Option <b>(e)</b> is remote from existing facilities, although is likely to be of a size that could provide new facilities on site.</p> <p>Option <b>(f)</b> is remote from existing facilities, although is likely to be of a size that could provide new facilities on site. Options <b>(g), (i)</b> and <b>(j)</b> are</p>																		

	<p>within an average 15 minutes walking time from existing health facilities and could contribute towards extending/enhancing existing facilities. Options <b>(h)</b>, <b>(k)</b>, <b>(l)</b>, <b>(q)</b> and <b>(r)</b> are an approximate 20 minute walk to existing health facilities which, although still in close proximity to existing services, is not as accessible as other options.</p> <p>Option <b>(m)</b> proposes a health facility (hospice) on-site. Option <b>(n)</b> is remote from existing health facilities and may not be of a significant size that would allow for provision of new services on site. Options <b>(o)</b> and <b>(p)</b> are remote from existing facilities, although is likely to be of a size that could provide new facilities on site. Options <b>(m)</b> and <b>(o)</b> could also use facilities in nearby Crawley Borough however these are not within feasible walking distance due to segregation by the A23/M23.</p>																		
3 – Opportunities for Education	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>Q</b>	<b>R</b>	
	++	+	+	+	+?	++	+	+?	+?	+?	+?	+?	+?	+?	+?	+?	+	++	
	<p>Option <b>(a)</b> is within an average 15 minutes walking time from existing education facilities, and is likely to provide new facilities on site. It will therefore have a significant positive impact on this objective. Options <b>(b)</b>, <b>(c)</b> and <b>(d)</b> are within an average 15 minutes walking time from existing education facilities and could contribute towards extending/enhancing existing facilities. Option <b>(e)</b> is remote from existing facilities, although is likely to be of a size that could provide new facilities on site.</p> <p>Option <b>(f)</b> is within an average 15 minutes walking time from existing education facilities although these are close to or at capacity. This option would provide new facilities on site. Option <b>(g)</b> is within an average 15 minutes walking time from existing education facilities and could contribute towards extending/enhancing existing facilities. Options <b>(h)</b> and <b>(k)</b> are an approximate 20 minute walk to existing education facilities which, although still in close proximity to existing services, is not as accessible as other options. Options <b>(i)</b> and <b>(j)</b> are within an average 15 minutes walking time from existing education facilities although these are close to or at capacity.</p> <p>Option <b>(l)</b> is within an average 15 minutes walking time from existing education facilities although these are close to or at capacity. Options <b>(m)</b>, <b>(n)</b>, <b>(o)</b> and <b>(p)</b> are remote from existing facilities, although are likely to be of a size that could provide new facilities on site – option <b>(m)</b> in particular proposes new education facilities on-site. Options <b>(m)</b> and <b>(o)</b> could also use facilities in nearby Crawley Borough however these are not within feasible walking distance due to segregation by the A23/M23. Option <b>(q)</b> includes Imberhorne Upper School on site – development of option <b>(q)</b> would facilitate consolidation of Imberhorne School onto a single site at Imberhorne Lane. Option <b>(r)</b> is around 15-20 minutes walking time from existing primary and secondary education facilities. This option proposes a new primary school on site which will alleviate existing shortfalls in primary provision in Hassocks.</p>																		
4 – Access to Retail and Community Facilities	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>Q</b>	<b>R</b>	
	+	+	+	+	-?	+?	+	+	+	+	+	-?	+?	-?	-?	+?	+	+	
	<p>Option <b>(a)</b> is within an average 20 minute walk from Burgess Hill town centre, however is likely to provide retail and community facilities on site. Options <b>(b)</b>, <b>(c)</b> and <b>(d)</b> are within an average 15 minutes walking time from existing retail and community facilities in the town centre and could encourage improved facilities. Option <b>(e)</b> is remote from existing facilities, although is likely to be of a size that could provide new facilities on site although not to the same standard and range of facilities that can be expected in existing town/village centres.</p> <p>Option <b>(f)</b> is remote from existing retail facilities, both town centre and out of town shopping areas, however it could provide facilities on site. Options <b>(g)</b>, <b>(h)</b>, <b>(i)</b> and <b>(j)</b> are within an average 15 minutes walking time to existing retail and community facilities within town/village centres (Haywards Heath, East Grinstead and Lindfield respectively) and could encourage improved facilities.</p> <p>Options <b>(k)</b> and <b>(q)</b> are within an average 15 minutes walking time from existing retail and community facilities in Haywards Heath / East</p>																		

		<p>Grinstead town centres respectively and could encourage improved facilities. Options <b>(l)</b>, <b>(m)</b>, <b>(n)</b> and <b>(o)</b> are remote from existing retail and community facilities although could be of a size that encourage or provide limited facilities on site although not to the same standard and range of facilities that can be expected in town/village centres – option <b>(m)</b> is proposing community facilities (community building with meetings, café and retail) on site.</p> <p>Option <b>(p)</b> is within an average 20 minutes walking time from existing retail and community facilities in Cuckfield, although there are limited services compared to nearby towns such as Haywards Heath it is expected that this option would provide facilities on site. Options <b>(m)</b> and <b>(o)</b> could use facilities in nearby Crawley Borough however these are not within feasible walking distance due to segregation by the A23/M23. Option <b>(r)</b> is approximately 15 minutes walking time from existing retail and community facilities in the town centre and could encourage improved facilities.</p>																																																						
	5 – Cohesive, Safe, Crime Resistant Communities	<table border="1"> <thead> <tr> <th>A</th><th>B</th><th>C</th><th>D</th><th>E</th><th>F</th><th>G</th><th>H</th><th>I</th><th>J</th><th>K</th><th>L</th><th>M</th><th>N</th><th>O</th><th>P</th><th>Q</th><th>R</th> </tr> </thead> <tbody> <tr> <td style="background-color: #90EE90;">+</td><td style="background-color: #90EE90;">+</td><td style="background-color: #90EE90;">+</td><td style="background-color: #90EE90;">+</td><td style="background-color: #FF0000;">-?</td><td style="background-color: #FF0000;">-</td><td style="background-color: #90EE90;">+</td><td style="background-color: #90EE90;">+</td><td style="background-color: #FF0000;">-?</td><td style="background-color: #90EE90;">+?</td><td style="background-color: #90EE90;">+</td><td style="background-color: #90EE90;">+?</td><td style="background-color: #FF0000;">-?</td><td style="background-color: #FF0000;">-?</td><td style="background-color: #FF0000;">-?</td><td style="background-color: #FF0000;">-?</td><td style="background-color: #90EE90;">+</td><td style="background-color: #90EE90;">+</td> </tr> </tbody> </table>	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	+	+	+	+	-?	-	+	+	-?	+?	+	+?	-?	-?	-?	-?	+	+	<p>Options <b>(a)</b>, <b>(b)</b>, <b>(c)</b> and <b>(d)</b> would help ensure a cohesive community by providing housing close to where the need arises from. Option <b>(e)</b> is remote from existing communities and would therefore impact less positively on this objective.</p> <p>Option <b>(f)</b> is remote from existing communities and would therefore impact less positively on this objective. It is likely to attract more people from outside of the District due to its size, so would not provide housing in the area where need arises, limiting community cohesion. Options <b>(g)</b> and <b>(h)</b> would help ensure a cohesive community by providing housing close to where the need arises from. Option <b>(i)</b> would be of a size potentially too big for the village, limiting community cohesion. Option <b>(j)</b> may have more limited opportunities for community cohesion due to its location.</p> <p>Options <b>(k)</b> and <b>(q)</b> and <b>(r)</b> would help ensure a cohesive community by providing housing close to where the need arises from. Option <b>(l)</b> may have more limited opportunities for community cohesion due to its location. Options <b>(m)</b>, <b>(n)</b>, <b>(o)</b> and <b>(p)</b> are remote from existing communities and would therefore impact less positively on this objective. Option <b>(p)</b> would be promoting development at a scale that is potentially too big for the village, limiting community cohesion.</p>																	
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R																																					
+	+	+	+	-?	-	+	+	-?	+?	+	+?	-?	-?	-?	-?	+	+																																							
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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R																																							
-?	0	0	-?	-?	-	0	-?	-	-?	0	0	0	0	0	-	0	0																																							
7 – Efficient Land Use	<table border="1"> <thead> <tr> <th>A</th><th>B</th><th>C</th><th>D</th><th>E</th><th>F</th><th>G</th><th>H</th><th>I</th><th>J</th><th>K</th><th>L</th><th>M</th><th>N</th><th>O</th><th>P</th><th>Q</th><th>R</th> </tr> </thead> <tbody> <tr> <td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td><td style="background-color: #800000;">--</td> </tr> </tbody> </table>	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--																			
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--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--																																							

	All options would require significant amounts of previously undeveloped (greenfield) land and would therefore have severe negative impacts on this objective.																		
8 – Conserve and Enhance Biodiversity	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>Q</b>	<b>R</b>	
	-	+?	0	-?	-	-?	0	-	-	0	-	-	-	-	-	-	-?	0	
	<p>Option <b>(a)</b> contains several areas of designated ancient woodland, contains part of the Bedelands SNCI and is adjacent to the Great Wood and Copyhold Hanger SNCI.</p> <p>Option <b>(b)</b> is adjacent to the Ditchling Common SSSI. The site proponents have worked on a scheme to improve this area, which could enhance and safeguard the SSSI and therefore could lead to positive impacts on this objective. No formal designations exist for option <b>(c)</b>. Options <b>(d),(e)</b> and <b>(f)</b> contain small areas of ancient woodland. Whist these would be retained and buffered, they could suffer from degradation as a result of disturbance from increased usage. The southern part of option <b>(e)</b> also lies adjacent to the Oaken Wood, Stony Plats and High Lanes SNCI.</p> <p>No formal designations are located in proximity of option <b>(g), (j)</b> or <b>(r)</b>. Option <b>(h)</b> contains significant areas of ancient woodland – the location of this would mean it is difficult to gain access to some areas of the site without causing significant disturbance. Part of option <b>(i)</b> includes the Eastern Road Local Nature Reserve. Development here would impact negatively on the nature reserve.</p> <p>Option <b>(k)</b> lies adjacent to significant amounts of ancient woodland, and the Wickham Woods SNCI. Option <b>(l)</b> lies adjacent to the Costells, Henfield and Nashgill Woods SNCI as well as ancient woodland. Options <b>(m), (n), (o)</b> and <b>(p)</b> contain significant amounts of ancient woodland. Whist these would be retained and buffered, it could suffer from degradation as a result of disturbance from increased usage. Option <b>(q)</b> contains small areas of ancient woodland. Whist this would be retained and buffered, it could suffer from degradation as a result of disturbance from increased usage.</p>																		
9 – Protect and Enhance Countryside	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>Q</b>	<b>R</b>	
	-	-	-?	0	-	-?	-	--	-	-?	-?	-	--	--	--	-	0	-	
	<p>All options have potential to have a negative impact on this objective as all sites are located within areas designated as countryside. The impact will be largely dependent on designations, landscape quality, character and capacity. The SHLAA assesses the impact each site would have on landscape using the LUC 'Capacity Study'. Sites deemed to be unsuitable in landscape terms were subject to a focused landscape review to see whether there was any potential for development.</p> <p>Sites <b>(a)</b> and <b>(b)</b> have low/medium potential for development in landscape terms. Site <b>(c)</b> has medium landscape potential, however is in proximity to the South Downs National Park – development here would have to respect its setting. Site <b>(d)</b> has high capacity for development in landscape terms, which may negate any potential negative impacts. Site <b>(e)</b> has low/medium potential for development in landscape terms, however is partly within the High Weald AONB.</p> <p>Site <b>(f)</b> has medium potential for development in landscape terms in terms of overall capacity/suitability/yield. Sites <b>(g)</b> and <b>(i)</b> have low/medium potential for development, although site <b>(i)</b> is within proximity of the High Weald AONB. Site <b>(h)</b> has low/medium landscape potential, and is wholly within the High Weald AONB. Site <b>(j)</b> has medium landscape potential, <b>(k)</b> has medium/high landscape potential however is within proximity of the High Weald AONB. Site <b>(l)</b> has low/medium potential for development in landscape terms.</p> <p>Options <b>(m)</b> and <b>(n)</b> are both wholly within the High Weald AONB, however have been assessed as having medium potential in landscape terms in terms of overall capacity/suitability/yield. Option <b>(o)</b> is also wholly within the AONB, but has been assessed as having low/medium</p>																		

	landscape potential (as well as negligible landscape capacity). Site <b>(p)</b> has low/medium potential for development in landscape terms, however is partly within the High Weald AONB. Site <b>(q)</b> has medium/high capacity for development in landscape terms, which may negate any potential negative impacts. Site <b>(r)</b> has low potential for development in landscape terms.																		
10 – Protect and Enhance Historic Environment	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>Q</b>	<b>R</b>	
	-?	-?	-?	-?	-?	-	--	-?	--	0	0	0	0	0	0	-?	-?	-?	
	Options <b>(a)</b> , <b>(b)</b> , <b>(c)</b> , <b>(d)</b> and <b>(e)</b> are located in proximity of listed buildings, and development here could have an impact upon their setting. Option <b>(f)</b> has a number of listed buildings within the site boundary; development here would have an impact upon their setting.  Options <b>(g)</b> and <b>(i)</b> are both located adjacent to conservation areas, containing a number of listed buildings. Development here would therefore have a severe impact on both the conservation area and setting of listed buildings. Option <b>(h)</b> is located in proximity of listed buildings, and development here could have an impact upon their setting. There are no historic environment designations that will be impacted by options <b>(j)</b> , <b>(k)</b> , <b>(l)</b> , <b>(m)</b> , <b>(n)</b> , or <b>(o)</b> .  Options <b>(p)</b> , <b>(q)</b> and <b>(r)</b> are located in proximity of listed buildings, and development here could have an impact upon their setting.																		
11 – Reduce Road Congestion	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>	<b>Q</b>	<b>R</b>	
	+?	+?	-	+?	-	--	-	--	+?	+?	+?	-?	-	-	-	-	--	+?	
	Options <b>(a)</b> , <b>(b)</b> , <b>(c)</b> and <b>(d)</b> are within reasonable walking distance of frequent public transport (bus and/or train) which could reduce the number of journeys undertaken by private car. The Mid Sussex Transport Study has indicated option <b>(a)</b> as having potential impact on the road network but mitigation is suggested (and planned for) as part of the scheme. Option <b>(c)</b> , in combination with option <b>(b)</b> which already has outline planning permission, would cause network congestion on Folders Lane, Burgess Hill. Significant highways and transport mitigation would be required. Option <b>(e)</b> is remote from public transport facilities, and remote from essential services, so most journeys are likely to take place using private car.  Option <b>(f)</b> is remote from public transport facilities, and remote from essential services, so most journeys are likely to take place using private car. It will not be possible to improve rail transport links, and (dependant on precise location) may have significant impact on A23 junctions. Option <b>(g)</b> may increase congestion on Butlers Green Road, Haywards Heath – this link has been identified in the Mid Sussex Transport Study as experiencing potential future network problems. Options <b>(h)</b> , <b>(i)</b> , <b>(j)</b> and <b>(k)</b> are within reasonable walking distance from public transport facilities, which may reduce the number of journeys by private car. However, there are severe transport constraints within East Grinstead which is likely to limit the amount of strategic development that would be appropriate within the town unless significant mitigation is proposed. Options <b>(h)</b> and <b>(q)</b> are therefore likely to have a significant negative impact on this objective.  Option <b>(l)</b> is served by irregular frequency bus transport, but is otherwise remote from public transport facilities. Options <b>(m)</b> , <b>(n)</b> and <b>(o)</b> are remote from public transport facilities, and remote from essential services, so most journeys are likely to take place using private car. These options are likely to impact on the A/M23 junction which is close to capacity; mitigation is likely to be required. Option <b>(p)</b> is remote from public transport facilities. Option <b>(r)</b> is located within reasonable walking distance to frequent bus and train services which could reduce the number of journeys undertaken by private car. The impact of this site on the Stonepound Crossroads Air Quality Management Area (AQMA) has been assessed through the Council’s strategic transport modelling work and no significant impact is expected – detailed assessments will need to be undertaken alongside a planning application.																		

	12 – Reduce Waste Generation	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	All options are going to impact on the amount of waste generated, both during construction stage and household waste generated once occupied. This could be mitigated by a sustainable resource use policy. All developments will benefit from the District Council's kerbside recycling facility.																		
13 – Maintain and Improve Water Quality	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
	-?	-?	-?	-?	-	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
An increase in housing and business development will increase water usage, so all options are likely to impact negatively on this objective. Site specific constraints have been identified with option (e) – this is related to sewerage capacity at the Crawley Treatment Works and the developments already programmed for this area (both within Crawley and Horsham Districts). This situation may be resolved in the longer term.																			
14 – Increase Energy Efficiency	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
All options should seek to use renewable energy sources, and would be constructed using sustainable construction techniques – including compliance with Building Regulations. This could have a positive impact on this objective.																			
Economic	15 – Encourage regeneration of Town and village Centres	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
		++	+	+	+	-	--	+	+	+	+	+	+	+	+	-	-	+	+
	<p>Option (a) will encourage regeneration of the town centre by increase footfall, and be a driver for new town centre retail/community/entertainment uses (a scheme has been approved). Options (b), (c) and (d) would do the same, but to a lesser extent due to their size. Option (e) is remote from existing town and village centres within Mid Sussex, and is therefore expected to impact negatively on this objective.</p> <p>Option (f) is remote from existing town and village centres within Mid Sussex. The size of this development would mean new retail/community/entertainment facilities are likely to be developed on-site, which would be to the detriment of existing towns and villages in the District. Options (g) and (h) are relatively remote from existing centres however could encourage regeneration of Cuckfield and East Grinstead respectively. Options (i) and (j) could increase demand for facilities in Lindfield and maintain or improve the number/quality of retail facilities in the village centre.</p> <p>Options (k) and (l) could increase demand for facilities in Haywards Heath/Lindfield and Scaynes Hill respectively and maintain or improve the number/quality of retail facilities in the village centres. Options (o) and the majority of option (p) are remote from existing town and village centres within Mid Sussex, and are therefore expected to impact negatively on this objective. Options (m) and (n) may encourage regeneration of Pease Pottage. Options (q) could increase demand for facilities in East Grinstead and maintain or improve the number/quality of retail facilities in the town centre. Option (r) could increase demand for facilities in Hassocks and maintain or improve the number/quality of retail facilities in the village centre.</p>																		
16 – Ensure High and Stable Employment	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	

Levels	<p>All options would have a positive impact on this objective by increasing the potential workforce and assisting people to live and work in Mid Sussex. The positive impact is likely to vary based on the size of each site.</p> <p>Option <b>(a)</b> in particular proposes a significant amount of business floorspace as part of the proposal. Option <b>(e)</b>, whilst providing an increased workforce, may result in the loss of existing employment land on-site. The workforce generated from this site are more likely to be seeking jobs in nearby Crawley as opposed to within Mid Sussex.</p> <p>Whilst option <b>(f)</b> would increase the overall workforce, and provide significant employment floor space on site, this is likely to increase in-commuting in comparison to other options due to its location and size, which could limit its potential positive impact dependant on the type of employment offered on site.</p>																		
17 – Support Economic Growth	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
	++	+	+	+	-?	+	+	+	+	+	-?	+	+	+	+	+	+	+	
	<p>Development of option <b>(a)</b> in particular would support economic growth, as it proposes business floor spaces as part of the scheme. Option <b>(e)</b> may result in the loss of existing business floor space on site. Options <b>(b), (c), (d), (f), (g), (h), (i)</b> and <b>(j)</b> would aid the viability of existing businesses and secure new businesses in the area.</p> <p>Development of Option <b>(k)</b> would result in the loss of a well-established golf course, therefore could impact jobs and the local economy. Development of options <b>(l), (m), (n), (o), (p), (q)</b> and <b>(r)</b> would aid the viability of existing businesses within Mid Sussex, and help secure new businesses in the area.</p>																		
18 – Encourage Tourism	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	It is not likely that these options will have any direct impact on this objective.																		

## Summary of Strategic Site Appraisals

Objectives		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
		Land to the North of Burgess Hill (known as the 'Northern Arc')	Land to the East of Burgess Hill (East of Kings Way)	Land to the South of Burgess Hill (South of Folders Lane)	Land to the West of Burgess Hill (West of Jane Murray Way)	Land to East/South of Crawley (Crabbet Park)	New Market Town (Sayers Common area)	Land North of Cuckfield Bypass (Cuckfield)	Land adj. Great Harwood Farm (East Grinstead)	Land north east of Lindfield (Lindfield)	Land east of Northlands Brook and south of Scamps Hill (Lindfield)	Haywards Heath Golf Course (Haywards Heath)	Eastlands, Lewes Road (Scaynes Hill)	Hardriding Farm, Brighton Road (Pease Pottage)	Land South of Pease Pottage (Pease Pottage)	Land at Lower Tilgate (Pease Pottage)	Broad location North and East of Ansty	Imberhorne Lane, East Grinstead	Land north of Mackie Avenue, Hassocks
Social	1 – Decent and Affordable Home	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	2 – Access to Health	++	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+
	3 – Opportunities for Education	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	4 – Access to Retail and Community Facilities	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	5 – Cohesive, Safe, Crime Resistant Communities	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Environmental	6 – Flood Risk	-?	0	0	-?	-?	-	0	-?	-	-?	0	0	0	0	0	-	0	0
	7 – Efficient Land Use	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	8 – Conserve and Enhance Biodiversity	-	+	0	-?	-	-?	0	-	-	0	-	-	-	-	-	-	-?	0
	9 – Protect and Enhance Countryside	-	-	-?	0	-	-?	-	--	-	-?	-?	-	--	--	--	-	0	-
	10 – Protect and Enhance Historic Environment	-?	-?	-?	-?	-?	-	--	-?	--	0	0	0	0	0	0	-?	-?	-?
	11 – Reduce Road Congestion	+	+	-	+	-	--	-	--	+	+	+	-?	-	-	-	-	--	+
	12 – Reduce Waste Generation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



	13 – Maintain and Improve Water Quality	-?	-?	-?	-?	-	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
	14 – Increase Energy Efficiency	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Economic	15 – Encourage regeneration of Town and village Centres	++	+	+	+	-	--	+	+	+	+	+	+	+	-	-	+	+	
	16 – Ensure High and Stable Employment Levels	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
	17 – Support Economic Growth	++	+	+	+	-?	+	+	+	+	+	-?	+	+	+	+	+	+	
	18 – Encourage Tourism	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

#### Summary of Appraisal:

As all options are seeking to provide housing, which has secondary impacts on other community infrastructure (education, health, retail, and community facilities) it is unsurprising that the majority of the options are generally expected to have positive impacts on the social objectives. There are a few exceptions however- it is uncertain whether options **(d)**, **(e)** and **(p)** are deliverable within the plan period and therefore their effects are limited. Whilst a number of the options could potentially contribute to meeting housing need in Mid Sussex, a number are not considered to be suitable for development within the SHLAA, generally for environmental reasons. Therefore, any positive effects on social objectives are very likely to be counter-acted by negative impacts on environmental objectives.

Overall, there are generally negative impacts on the environmental objectives. This is no surprise, as the exercise carried out in section 5 highlighted that, for housing objectives, there is a conflict with environmental protection objectives due to the opposing nature of these objectives. There are, however, some potential positive impacts to be expected, particularly from site **(b)**. There are some severe negative impacts expected to arise from sites **(g)**, **(i)** and **(o)** which could not be mitigated easily.

All options aside from **(e)**, **(f)**, **(o)** and **(p)** are expected to have a generally positive impact on the economic objectives. This is because all other options are likely to provide a workforce (and in some cases, employment land) and ensure high and stable employment levels. There are expected to be negative impacts from **(e)**, **(f)**, **(o)** and **(p)** predominantly due to their location – these sites may be to the detriment of existing towns and villages of Mid Sussex by providing a workforce/employment opportunities away from these areas, where a need exists. This may, in turn, discourage regeneration of town and village centres within the District.

**Overall, sites (a), (b) and (r) are the most sustainable sites over all objectives, predominantly because of their positive impact on the social and economic objectives in comparison to other options and negative impacts on environmental impacts no worse than other options, and in some cases can be mitigated.**

Table 6 - Summary of Strategic Site Appraisals

## 8. District Plan Policies – Appraisal of Modifications

- 8.1. The following section appraises the District Plan policies. These should be considered alongside the wider Plan Strategy appraised in sections 5-7.
- 8.2. A number of realistic alternatives for each policy were appraised at Submission Stage. Following examination, a number of changes (Main Modifications) have been proposed. Some of these are factual/contextual updates or clarification/strengthening of existing wording and will therefore have no implications for the appraisal carried out at Submission stage (in other words, the appraisal carried out at Submission stage still holds). Other modifications are more major, and change the policy in such a way that it represents a distinctly different option compared to the option appraised at Submission stage.
- 8.3. This section should therefore be read in conjunction with the Submission Sustainability Appraisal – the appraisals below supplement and update the appraisals undertaken at previous stages of the SA process.**
- 8.4. Policies have been amended in accordance with the following examination documents, which provide the justification for the modifications made:
- ID8
  - ID9
  - MSDC8
  - MSDC8a
  - MSDC8b
  - MSDC8c
  - MSDC8d
  - MSDC8e
  - MSDC20
- 8.5. For those policies unchanged since Submission, or with little change, no re-appraisal is required and are not repeated here for brevity. For those with changes that distinctly change the policy, these are re-appraised below. The appraisals set out the impact of the policy recorded at Submission stage, and the impact the modification will have on that appraisal.
- 8.6. As set out in the methodology (section 3) the following symbols have been used:

++	Significant positive impact on the sustainability objective
+	Positive impact on the sustainability objective
+?	Possible positive or slight positive impact on the sustainability objective
0	No impact or neutral impact on the sustainability objective
-?	Possible negative or slight negative impact on the sustainability objective
-	Negative impact on the sustainability objective
--	Significant negative impact on the sustainability objective
/	Modification has no impact on the sustainability objective (i.e. no change compared to Submission appraisal)

- 8.7. It is expected that most objectives will have a “/” recorded against them. As the Submission SA concluded that the range of preferred policy options chosen were the most sustainable given all realistic alternatives, the overall aim will be for the Main Modifications to show (as a minimum) no worsening in sustainability terms compared to Submission stage. The Main Modifications may also provide options that improve sustainability, which will be welcomed.

## Main Modifications – Summary of Implications for Sustainability Appraisal

Ref	Policy	Sustainability Appraisal - Status
DP1	Sustainable Development	Policy Deleted – Reappraisal Required
DP2	Sustainable Economic Development	Main Modifications – Reappraisal Required
DP3	Town Centre Development	Minor Changes – No Reappraisal Required
DP4	Village and Neighbourhood Centre Development	No Change – No Reappraisal Required
DP5	Housing	Main Modifications – Reappraisal Required
DP5a	Meeting Future Housing Need	New Policy – Appraisal Required (as part of DP5)
DP6	Settlement Hierarchy	Main Modifications – Reappraisal Required
DP7	General Principles: Burgess Hill	Main Modifications – Reappraisal Required
DP8	Kings Way	Minor Changes – No Reappraisal Required
DP9	Northern Arc, Burgess Hill	Main Modifications – Reappraisal Required
DP9a	Hardriding Farm, Pease Pottage	Main Modifications – Reappraisal Required
DP9b	Land north of Clayton Mills, Hassocks	New Policy – Appraisal Required
DP10	Countryside	No Change – No Reappraisal Required
DP11	Coalescence	No Change – No Reappraisal Required
DP12	Sustainable Rural Development	No Change – No Reappraisal Required
DP13	New Homes in the Countryside	Minor Changes – No Reappraisal Required
DP14	High Weald AONB	No Change – No Reappraisal Required
DP15	Ashdown Forest	No Change – No Reappraisal Required
DP16	South Downs National Park	No Change – No Reappraisal Required
DP17	Tourism	No Change – No Reappraisal Required
DP18	Securing Infrastructure	Main Modifications – Reappraisal Required
DP19	Transport	Main Modifications – Reappraisal Required
DP20	Rights of Way	Minor Changes – No Reappraisal Required
DP21	Communication Infrastructure	Minor Changes – No Reappraisal Required
DP22	Leisure and Cultural Facilities	Minor Changes – No Reappraisal Required
DP23	Community Facilities	Minor Changes – No Reappraisal Required
DP24	Character and Design	Main Modifications – Reappraisal Required
DP24a	Housing Density	Policy Deleted – Reappraisal Required
DP25	Dwelling Space Standards	No Change – No Reappraisal Required
DP26	Accessibility	Main Modifications – Reappraisal Required
DP27	Noise, Air, Light Pollution	Minor Changes – No Reappraisal Required
DP28	Housing Mix	Main Modifications – Reappraisal Required
DP29	Affordable Housing	Main Modifications – Reappraisal Required
DP30	Rural Exception Sites	Main Modifications – Reappraisal Required
DP31	Gypsies, Travellers and Travelling Showpeople	Main Modifications – Reappraisal Required
DP32	Listed Buildings	No Change – No Reappraisal Required
DP33	Conservation Areas	Main Modifications – Reappraisal Required
DP34	Historic Parks and Gardens	No Change – No Reappraisal Required
DP35	Archaeological Sites	Policy Deleted – Reappraisal Required
DP36	Trees, Woodland, Hedgerows	Minor Changes – No Reappraisal Required
DP37	Biodiversity	Main Modifications – Reappraisal Required
DP38	Green Infrastructure	Policy Deleted – Reappraisal Required
DP39	Sustainable Design and Construction	Main Modifications – Reappraisal Required
DP40	Renewable Energy Schemes	Minor Changes – No Reappraisal Required
DP41	Flood Risk and Drainage	Minor Changes – No Reappraisal Required
DP42	Water Infrastructure and Water Environment	No Change – No Reappraisal Required

**Table 7** - Implications for Sustainability Appraisal - Policies

## District Plan Policies - Sustainability Appraisal of Main Modifications

<b>DP1: Sustainable Development in Mid Sussex</b>																		
<b>Reason for Modification:</b> Policy deleted to ensure soundness – see ID8, ID9 and MSDC8. Core objectives for sustainable development moved to Chapter 2.																		
<b>Summary of Main Modifications:</b> Policy Deleted																		
<b>Implications for Sustainability Appraisal:</b> As the policy is proposed for deletion, the sustainability implications need to be assessed. An option 'to not have a policy on this subject' was appraised within the Submission Sustainability Appraisal, however this appraisal did not account for the core objectives being moved to a separate part of the Plan (in this case Chapter 2).																		
<b>Re-appraisal:</b>																		
Policy Stage	Social					Environmental								Economic				
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
Submission	+	++	++	++	+	+	++	++	+	+	+	0	+	+	++	++	++	+
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
<b>Sustainability Impact of Modification:</b>																		
<p>Whilst the deletion of this policy may have had negative impacts on the objectives compared to retaining this policy (as per the appraisal of options <b>(a)</b> and <b>(b)</b> in the Submission Sustainability Appraisal), retaining the core objectives within the plan will ensure that sustainability benefits still arise.</p> <p>Proposed changes to policy <b>DP5: Housing</b> and <b>DP6: Settlement Hierarchy</b> related to the sustainable distribution of housing will ensure that sustainability benefits expected to arise from this policy (particularly objectives to create homes and jobs close to where they are needed) can still be expected despite the policy being deleted. Similarly, despite the policy being deleted, the objectives are still present in the plan and are reflected in the NPPF.</p> <p>Overall the sustainability impacts expected from the modifications to this policy are unlikely to be different to the policy appraised at Submission stage.</p>																		

<b>DP2: Sustainable Economic Development</b>																	
<b>Reason for Modification:</b> <u>Further Amendments (August 2016):</u> To reflect the job number output from the latest POPGROUP modelling.																	
To make changes in line with the findings of the Science and Technology Park: Potential Locations Assessment																	
<u>Examination Amendments:</u> Amended in accordance with MSDC8a.																	
<b>Summary of Main Modifications:</b>																	
<ul style="list-style-type: none"> <li>Amended jobs number (from modelling)</li> <li>Amended allocation of land for business park from 30 to 25ha</li> <li>Requesting demonstration that proposals fall within the definition of a 'science park'</li> <li>Criterion related to environmental, ecological and landscape constraints</li> </ul>																	

**Implications for Sustainability Appraisal:**  
 The proposed amendments to this policy, including the addition of further criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

**Re-appraisal:**

Policy Stage	Social					Environmental										Economic			
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism	
Submission	+?	+?	+?	+	0	0	++	-?	+	-?	+?	-	-	0	++	++	++	++	
Modification	/	/	/	/	/	/	/	+	/	/	+	/	/	/	/	/	/	/	

**Sustainability Impact of Modification:**

The proposed modifications are generally unlikely to have a significant effect against the sustainability objectives compared with the appraisal at Submission stage.

The additional criterion related to identifying and responding to environmental, ecological and landscape constraints is likely to have a more positive impact on objectives (8) compared with the policy proposed at Submission stage. The criterion ensures that any negative effects are addressed and/or mitigated.

As the amount of housing to be provided within the District is now more aligned with job forecasts (and the job number amended within this policy accordingly) it is more likely that jobs are being provided closer to where people live, i.e. out-commuting is reduced. As people are more likely to be travelling shorter distances, potentially by public transport, this will in turn have a more positive impact on the transport objective (11) compared with the policy at Submission stage.

Overall the modifications to this policy are likely to have more positive sustainability impacts compared to the policy appraised at Submission stage.

**DP3: Town Centre Development**

**Reason for Modification:**

Further Amendments (August 2016): To ensure the policy’s supporting text is consistent with the Mid Sussex Retail Study Update 2016.

Examination Amendments: Amended in accordance with MSDC8a. No amendment to policy text - definition of Neighbourhood Centre/Local Centre added to the Glossary.

**Summary of Main Modifications:**

- Minor updates to supporting text
- Clarification regarding the role of Neighbourhood Centres

**Implications for Sustainability Appraisal:**

The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

## DP4: Village And Neighbourhood Centre Development

### Reason for Modification:

No Change

### Summary of Main Modifications:

N/A

### Implications for Sustainability Appraisal:

This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.

## DP5: Housing and DP5a: Planning to Meet Future Housing Need

These policies have been appraised separately in Section 6: Housing Need and Housing Provision Appraisal

## DP6: Settlement Hierarchy

### Reason for Modification:

Amended in accordance with MSDC8c.

### Summary of Main Modifications:

- Includes support for windfall development where other criteria is met
- Criteria related to under-development and phasing added

### Implications for Sustainability Appraisal:

In order to boost supply, it was deemed appropriate to include support for windfall development, particularly where contiguous with the existing built-up area boundary. This

MM Option **A**) Include support for up to 10 dwellings contiguous with the built-up area provided other criteria are met

MM Option **B**) Include support for up to 20 dwellings contiguous with the built-up area provided other criteria are met

### Re-appraisal:

Policy Stage	Social				Environmental								Economic					
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
MM Option A	+	+	+	+	0	0	-	-	-	0	-?	0	0	0	+	+	+	0
MM Option B	+	+	+	+	-?	0	-	-	-	0	-	0	0	0	+	+	+	0

### Sustainability Impact of Modification:

Both options will boost the supply of housing provided other criteria within the policy are met. Option (A) will allow for development (less than 10 dwellings) which, in context with the towns and larger villages is small-scale but in context of smaller villages is significant. Development would contribute towards health, education, retail and community facilities, so is likely to have a positive impact on these objectives. However, increasing the windfall amount to 20 units would encourage relatively large schemes (in the context of some settlements) and piecemeal development with corresponding contributions to existing facilities, where there is already pressure and capacity issues. For smaller settlements in particular, levels of development associated with option (B) would be best planned for via an allocation in a Neighbourhood Plan or Site Allocations DPD in order to ensure that development can be brought forward alongside the necessary infrastructure.

Similarly, smaller schemes may have less of an impact on road congestion and other transport related impacts, however larger 'unplanned' schemes arising through windfall development are more likely to have transport impacts. This is reflected under objective (11).

Both options would involve development in countryside, as they both allow for development outside (but contiguous) with built-up areas. This is likely to have a negative impact on objective (9), however option (B) is assessed as being more negative than (A) as it would involve greater levels of development in the countryside, with the site size potentially causing more harm than smaller schemes.

Overall, it is concluded that the most sustainable option is option (A). This would allow for development in the countryside in order to boost supply, but at lower levels than option (B). Option (A) is more likely to reflect the existing character of settlements, particularly those lower down the settlement hierarchy and be less harmful on environmental objectives. Option (A) is more likely to offer social benefits, whereas greater levels of development will only likely deliver such benefits if allocated and planned for through the development plan process – option (B) may discourage development being brought forward through this process.

## DP7: General Principles for Strategic Development at Burgess Hill

### Reason for Modification:

Amended in accordance with MSDC8.

### Summary of Main Modifications:

- Removed criterion related to accessibility to services/town centre
- Removed criterion related to Goddards Green Wastewater Treatment Works and occupation

### Implications for Sustainability Appraisal:

The proposed amendments to this policy, including the deletion of criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. The two deleted criteria are directly related to sustainability objectives. A re-appraisal is necessary to ensure there will be no adverse impacts from these proposed changes.

### Re-appraisal:

Policy Stage	Social					Environmental								Economic				
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
Submission	+	++	++	++	+	+	+	+	+	-?	+	0	+	++	++	+	+	+
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

### Sustainability Impact of Modification:

Whilst the removal of criterion related to town centre improvements may have meant a reduced positive effect on objective (15), the modification has been appraised as having no impact. Burgess Hill town centre is subject to regeneration and investment under a scheme separate from the Burgess Hill allocations (DP8 and DP9), and is not contingent on them. Clarification has been added under a separate criterion to ensure contributions are still made to improving accessibility of the town centres – this is more likely to be justifiable than the previous policy wording, and therefore just as deliverable.

Similarly, the removal of the criterion related to wastewater may have had a negative impact on objective (13), however there is currently capacity at Goddards Green for the amount of development being planned for – this criterion is no longer required and therefore this modification is not likely to have a significant effect compared to the Submission appraisal.

Overall the sustainability impacts expected from the modifications to this policy are unlikely to be different to the policy appraised at Submission stage.

**DP8: Strategic Allocation to the east of Burgess Hill at Kings Way**  
**DP9: Strategic Allocation to the north and north-west of Burgess Hill (N.Arc)**  
**DP9a: Strategic Allocation to the east of Pease Pottage**  
**DP9b: Strategic Allocation north of Clayton Mills, Hassocks**

These policies have been appraised separately in Section 7: Broad Strategic Locations

### **DP10: Protection and Enhancement of the Countryside**

**Reason for Modification:**

No Change

**Summary of Main Modifications:**

N/A

**Implications for Sustainability Appraisal:**

This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.

### **DP11: Preventing Coalescence**

**Reason for Modification:**

No Change

**Summary of Main Modifications:**

N/A

**Implications for Sustainability Appraisal:**

This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.

### **DP12: Sustainable Rural Development and the Rural Economy**

**Reason for Modification:**

No Change

**Summary of Main Modifications:**

N/A

**Implications for Sustainability Appraisal:**

This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.

### **DP13: New Homes in the Countryside**

**Reason for Modification:**

To anticipate expected changes to the National Planning Policy Framework on planning for small sites.

**Summary of Main Modifications:**

- Additional criterion requesting conformity with DP6

**Implications for Sustainability Appraisal:**

The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

### **DP14: High Weald Area of Outstanding Natural Beauty**

**Reason for Modification:**

No Change

**Summary of Main Modifications:**

N/A

**Implications for Sustainability Appraisal:**

This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.



<b>DP15: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)</b>	
<b>Reason for Modification:</b>	No Change
<b>Summary of Main Modifications:</b>	N/A
<b>Implications for Sustainability Appraisal:</b>	This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.

<b>DP16: Setting of the South Downs National Park</b>	
<b>Reason for Modification:</b>	No Change
<b>Summary of Main Modifications:</b>	N/A
<b>Implications for Sustainability Appraisal:</b>	This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.

<b>DP17: Sustainable Tourism</b>	
<b>Reason for Modification:</b>	No Change
<b>Summary of Main Modifications:</b>	N/A
<b>Implications for Sustainability Appraisal:</b>	This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.

<b>DP18: Securing Infrastructure</b>																		
<b>Reason for Modification:</b>	Amended in accordance with MSDC8a.																	
<b>Summary of Main Modifications:</b>	<ul style="list-style-type: none"> <li>Redrafted to set out criteria related to infrastructure provision, principle of using planning obligations, and S106/CIL requirements.</li> </ul>																	
<b>Implications for Sustainability Appraisal:</b>	This policy wording has changed significantly since Submission stage. Whilst the intention of this policy hasn't changed, a re-appraisal is necessary as the proposed changes may represent a distinctly different policy option to the one appraised at Submission stage.																	
<b>Re-appraisal:</b>																		
<b>Policy Stage</b>	<b>Social</b>	<b>Environmental</b>										<b>Economic</b>						
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
<b>Submission</b>	+	+	+	+	+	0	0	+	0	0	+	+	0	0	++	0	0	0
<b>Modification</b>	/	++	++	++	/	/	/	/	+	+	/	/	+	/	/	/	/	/
<b>Sustainability Impact of Modification:</b>																		
The revised policy wording gives greater clarity to developers in terms of the requirements for provision of infrastructure or contributions towards it. As the Submission stage policy was deemed unclear, it may not have secured the necessary infrastructure required to support development.																		

Therefore, by making clear the connection between development, infrastructure provision and mitigation, it is likely to have a more positive impact on objectives (2), (3) and (4) compared to the Submission stage policy, as these objectives are related to social infrastructure – such as health facilities, education and retail/community facilities. The proposed changes should also ensure environmental mitigation is more secure compared to the Submission policy, therefore positive impacts may be expected for objectives (9), (10) and (13).

Overall the modifications to this policy are likely to have significantly more positive sustainability impacts compared to the policy appraised at Submission stage.

## DP19: Transport

**Reason for Modification:**  
Amended in accordance with MSDC8b.

**Summary of Main Modifications:**

- Amended criterion related to car parking and accessibility, type and mix
- Revised criterion related to requirement for a Transport Assessment/Statement and travel Plan
- Additional criterion related to avoiding severe traffic congestion
- Additional criterion related to protection of the AONB/SDNP from traffic impacts

**Implications for Sustainability Appraisal:**  
The proposed amendments to this policy, including the addition of further criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

**Re-appraisal:**

Policy Stage	Social					Environmental								Economic				
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
Submission	0	+	+	+	0	0	0	0	+	0	++	0	0	0	+	+	+	+
Modification	/	/	/	/	/	/	/	+	+	/	/	/	/	/	/	/	/	/

**Sustainability Impact of Modification:**  
Significant positive impacts on objective (11) were expected from the policy appraised at Submission stage. The revised/additional criteria related to accessibility, requirements for a Transport Assessment and avoiding severe traffic congestion (individually or cumulatively) support the conclusion reached at Submission stage and will help to ensure significant positive sustainability impacts are achieved for the objective related to transport.

The additional criterion related to ensuring the special qualities of the South Downs National Park or High Weald AONB are not harmed by transport impacts should have a positive impact on conserving biodiversity (objective (8)) and protecting the countryside (objective (9)) and are therefore likely to have more of a positive sustainability impact compared to the policy appraised at Submission stage.

Overall the modifications to this policy are likely to have more positive sustainability impacts compared to the policy appraised at Submission stage.

## DP20: Rights of Way and Other Recreational Routes

**Reason for Modification:**  
Amended in accordance with MSDC8a.

**Summary of Main Modifications:**

- Minor wording changes (not main modifications and therefore not subject to consultation)

**Implications for Sustainability Appraisal:**

The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

**DP21: Communication Infrastructure**

**Reason for Modification:**

Amended in accordance with MSDC8.

**Summary of Main Modifications:**

- Removed criterion for demonstration of insufficient infrastructure before expansion is supported.

**Implications for Sustainability Appraisal:**

The proposed amendments to this policy, including the deletion of criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

**Re-appraisal:**

Policy Stage	Social				Environmental								Economic					
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
Submission	0	0	+?	+	0	0	+	0	0	+?	+?	0	0	0	0	+	+?	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	+	/	/

**Sustainability Impact of Modification:**

The removal of the criterion related to demonstrating there is an infrastructure need before expansion is supported should have a positive sustainability impact. It is more supportive of expanding and improving electronic communications compared to the policy appraised at Submission stage. It is therefore likely to have more of a positive impact on objective (17) as many businesses are now reliant on broadband/high speed internet, the provision of which may encourage business investment and start-ups especially in rural areas. It will also encourage business start-ups from home, and home working, which may indirectly impact the objective concerned with reducing road congestion (objective (11)).

Overall the modification to this policy is likely to have more positive sustainability impacts compared to the policy appraised at Submission stage.

**DP22: Leisure and Cultural Facilities and Activities**

**Reason for Modification:**

Amended in accordance with MSDC8.

**Summary of Main Modifications:**

- Minor wording changes to supporting text (not main modifications and therefore not subject to consultation)

**Implications for Sustainability Appraisal:**

The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

## DP23: Community Facilities and Local Services

### Reason for Modification:

Amended in accordance with MSDC8.

### Summary of Main Modifications:

- Minor wording changes to supporting text (not main modifications and therefore not subject to consultation)

### Implications for Sustainability Appraisal:

The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

## DP24: Character and Design

### Reason for Modification:

Amended in accordance with MSDC8.

### Summary of Main Modifications:

- Added criterion to address sustainability considerations in layout/design
- Added criterion related to neighbourhood centres and mixed-use schemes
- Added criterion to optimise potential of the site to accommodate development

### Implications for Sustainability Appraisal:

The proposed amendments to this policy, including the addition of further criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

### Re-appraisal:

Policy Stage	Social				Environmental								Economic					
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
Submission	+	+?	+?	+	+	0	0	+?	+	++	+	0	0	+	+?	+?	+?	+?
Modification	/	+	/	++	++	/	+	+	/	/	/	/	/	++	/	/	/	/

### Sustainability Impact of Modification:

The addition of a criterion requiring neighbourhood centres, including mixed use elements for larger schemes, should ensure that residents have better access to community facilities close to where they live. This should have a positive impact on objective (2) as neighbourhood centres may include health facilities, and a significant positive impact on objective (4) as retail/community facilities are encouraged in proximity to residential development. The requirement for developments to encourage community interaction and to provide natural surveillance will improve community cohesion, therefore a significant positive impact is expected for objective (5) compared to the policy appraised at Submission stage.

The modification requiring developments to be designed in such a way to improve sustainability will have a significantly positive impact on objective (14) which is an improvement compared to the policy appraised at submission stage.

The addition of a criterion that requires developments to optimise the potential of the site to accommodate development is likely to have a positive impact on objective (7). This should help mitigate the loss of DP24a: Housing Density.

Overall the modifications to this policy are likely to have more significantly positive sustainability impacts compared to the policy appraised at Submission stage.

<b>DP24a: Housing Density</b>																			
<b>Reason for Modification:</b> Policy deleted to ensure soundness – see ID8, ID9 and MSDC8. DP24: Character and Design amended to incorporate some elements of this policy																			
<b>Summary of Main Modifications:</b> Policy Deleted																			
<b>Implications for Sustainability Appraisal:</b> As the policy is proposed for deletion, the sustainability implications need to be assessed. An option 'to not have a policy on this subject' was appraised within the Submission Sustainability Appraisal, however this appraisal did not account for some elements of this policy being moved to another policy (e.g. DP24: Character and Design)																			
<b>Re-appraisal:</b>																			
Policy Stage	Social					Environmental										Economic			
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism	
Submission	++	+	+	+	+	+	++	+	+	+	+	+	+	+	+	+	+	+	+
Modification	+	0	0	0	0	/	+	+	+	+	/	/	/	/	-?	/	/	/	/
<b>Sustainability Impact of Modification:</b>																			
<p>In isolation, the removal of this policy may mean that fewer positive sustainability impacts will be expected compared to the policy appraised at Submission stage. Introducing minimum density standards would potentially increase the number of houses that could be built on sites, by removing this standard it may mean more sites are required in order to meet the District's housing requirement. This may mean a reduced positive impact on objective (1) and, in particular, objective (7) which is concerned with making efficient use of land. As potentially more greenfield sites would be required in order to meet the District's housing requirement, this could impact on biodiversity (objective (8)).</p> <p>However, whilst the policy is proposed to be deleted, elements of it are to be incorporated in <b>DP24: Character and Design</b>. As shown by the re-appraisal of this policy, incorporating these elements are likely to have significant positive impacts against (in particular) objectives (7) and (8). The concern with having a policy on this subject was that it may not be reflective of local circumstances – its removal may have a positive impact on objective (10) compared to the policy appraised at Submission stage, as local circumstances such as conservation areas, listed buildings, etc would not be affected by a blanket density policy applying to a neighbouring site, for example.</p> <p>Therefore, whilst the deletion of this policy may not have been as positive as having a policy in this subject, elements of it are present in another policy within the Plan. Overall, there are not expected to be any negative sustainability impacts from the removal of this policy. As further mitigation, the Site Allocations DPD will be the mechanism for delivering the housing requirement. This may set the yield for each site at an appropriate density for the site in question, taking into account local circumstances.</p>																			

<b>DP25: Dwelling Space Standards</b>
<b>Reason for Modification:</b> No Change
<b>Summary of Main Modifications:</b> N/A
<b>Implications for Sustainability Appraisal:</b> This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.

<b>DP26: Accessibility</b>																																																																									
<b>Reason for Modification:</b> Amended in accordance with MSDC8b.																																																																									
<b>Summary of Main Modifications:</b> <ul style="list-style-type: none"> <li>Minimum provision of 20% now included (previously all development)</li> <li>Amended wheelchair proportion from 5% to 4%</li> </ul>																																																																									
<b>Implications for Sustainability Appraisal:</b> The proposed amendments to this policy, including the addition of further criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.																																																																									
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Policy Stage		Social				Environmental								Economic																																																											
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Submission	+	+	+	+	0	0	0	0	0	-?	0	0	0	0	0	+	0	0																																																							
Modification	+	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/																																																							
<b>Sustainability Impact of Modification:</b> The modification to this policy reduces the provision of wheelchair-user dwellings from 5% to 4% and increases the threshold from zero to 5+ dwellings providing 20% Category 2 accessible dwellings. This therefore will reduce the number of dwellings built to these standards – this may not be as positive in sustainability terms for objective (1) compared to the policy appraised at Submission stage, as the type of home required for all members of the community may not be delivered. However, the thresholds/proportion introduced are more closely aligned with evidence, meaning need for these types of dwellings should still be met. This will be monitored during the plan period and amendments made																																																																									
Overall the sustainability impacts expected from the modifications to this policy are unlikely to be significantly different to the policy appraised at Submission stage.																																																																									

<b>DP27: Noise, Air and Light Pollution</b>
<b>Reason for Modification:</b> Amended in accordance with MSDC8.
<b>Summary of Main Modifications:</b> <ul style="list-style-type: none"> <li>Amended supporting text to refer to noise guidance</li> </ul>
<b>Implications for Sustainability Appraisal:</b> The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

## DP28: Housing Mix

### Reason for Modification:

To clarify that much of the future need for housing in Mid Sussex will be for smaller adaptable dwellings; to enable provision of Use Class C2 older person housing; to clarify Use Class C2 older person housing is considered to be social infrastructure falling under the provisions of Policy DP23.

To account for and accord with the revised definition of Gypsies, Travellers and Travelling Showpeople for the purposes of planning, provided by the PPTS (2015); and to clarify in general terms, the methodology to be employed in calculating provision if required.

### Summary of Main Modifications:

- Amendments to supporting text to address C2 use
- Amended criterion related to Gypsy and Traveller provision
- Added criterion related to C2 use and potential for allocation if a need arises

### Implications for Sustainability Appraisal:

The proposed amendments to this policy, including the addition of further criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

### Re-appraisal:

Policy Stage	Social					Environmental								Economic				
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
Submission	++	+?	0	0	+?	0	0	0	+?	+?	0	0	0	0	0	+	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

### Sustainability Impact of Modification:

The addition of two criteria related to Gypsy and Traveller provision and Use Class C2 'Extra Care Housing' will ensure that the significantly positive impact on objective (1) should be realised.

The modifications strengthen the policy in this respect, rather than make substantial changes. Overall the sustainability impacts expected from the modifications to this policy are unlikely to be significantly different to the policy appraised at Submission stage.

## DP29: Affordable Housing

### Reason for Modification:

Amended in accordance with MSDC 8e

### Summary of Main Modifications:

- Policy reverted to the Pre-submission version (doc ref: BP2)
- Inserted references to the forthcoming SPD
- Added requirement to meet national technical standards including optional requirements

### Implications for Sustainability Appraisal:

The modification proposed to this policy is minor. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

## DP30: Rural Exception Sites

### Reason for Modification:

Amended in accordance with MSDC8.

### Summary of Main Modifications:

- Added a clause related to market housing provision on site (maximum 20%) to improve viability
- Inserted references to the forthcoming SPD

### Implications for Sustainability Appraisal:

The proposed amendments to this policy, including the addition of further criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

### Re-appraisal:

Policy Stage	Social					Environmental										Economic			
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism	
Submission	++	-?	-?	+	0	0	-	0	0	0	-	0	0	+	+	++	++	0	
Modification	/	/	/	/	+	/	+	/	/	/	/	/	/	/	/	/	/	/	

### Sustainability Impact of Modification:

The modification referring to an element of market housing being allowable in order to make schemes viable should ensure rural exception sites are delivered in areas of the District that require housing. This should ensure that the significantly positive impacts expected for objective (1) are realised.

A further criterion has been added which will ensure that open market and affordable housing are integrated and make best use of land, where market housing is accepted on a site. This will have more positive impacts on objectives (5) and (7) compared to the policy appraised at Submission stage.

Overall the modifications to this policy are likely to have more significantly positive sustainability impacts compared to the policy appraised at Submission stage.



## DP31: Gypsies, Travellers and Travelling Showpeople

### Reason for Modification:

To account for and accord with the revised definition of Gypsies, Travellers and Travelling Showpeople for the purposes of planning, provided by the PPTS (2015).

### Summary of Main Modifications:

- Updated reference to the need for pitches
- Amended to account and accord with the new definition in Planning Policy for Traveller Sites (PPTS)
- Additional footnotes related to PPTS

### Implications for Sustainability Appraisal:

The proposed amendments to this policy, including the addition of further criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

### Re-appraisal:

Policy Stage	Social					Environmental										Economic			
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism	
Submission	+	+	+	+	+	+	-?	0	-?	-?	+	+	0	0	0	0	0	0	
Modification	++	/	/	/	/	/	/	/	+	/	/	/	/	/	/	/	/	/	

### Sustainability Impact of Modification:

The majority of modifications to this policy are minor wording changes to reflect the new definition in Planning Policy for Traveller Sites. These changes are not likely to have any sustainability impacts, and therefore the appraisal at Submission stage is largely unaffected.

Clarification is made regarding the provision of pitches within allocated sites – namely the Northern Arc (DP9), Hardriding Farm, Pease Pottage (DP9a) and North of Clayton Mills, Hassocks (DP9b). In addition, financial contributions towards off-site provision will be sought if suitable sites can be found elsewhere. This will ensure that the identified need for pitches can be delivered which should have significant positive impacts on objective (1).

A further criterion has been added to ensure that new sites and extensions to sites accord with policy DP14: High Weald AONB, which should have a positive impact on objective (9).

Overall the modifications to this policy are likely to have more significantly positive sustainability impacts compared to the policy appraised at Submission stage.

## DP32: Listed Buildings and Other Heritage Assets

### Reason for Modification:

Following deletion of DP35: Archaeological Sites, some elements have been incorporated into this policy.

### Summary of Main Modifications:

N/A

### Implications for Sustainability Appraisal:

The modification proposed to this policy is minor – they signpost the NPPF on this matter. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

## DP33: Conservation Areas

**Reason for Modification:**  
Amended in accordance with MSDC8.

**Summary of Main Modifications:**  

- Amended to refer to activities which contribute to the conservation area

**Implications for Sustainability Appraisal:**  
The proposed amendments to this policy, including the addition of further criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

**Re-appraisal:**

Policy Stage	Social				Environmental								Economic					
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
Submission	-?	0	0	-?	0	0	-?	0	0	++	0	0	0	-?	++	0	0	++
Modification	/	/	/	+	/	/	/	/	/	/	/	/	/	/	+	/	/	+

**Sustainability Impact of Modification:**  
The modification adds a further criterion which would support activities which contribute towards the special character and appearance of conservation areas. This may include markets, crafts or other activities. This may have the potential of providing community facilities (particularly the potential for a weekly market or similar) which may have a positive impact on objective (4) compared to the policy appraised at Submission stage. Similarly, these activities may encourage greater footfall to conservation areas within village centres which should impact positively on objective (15) and (18).

Overall the modifications to this policy are likely to have more positive sustainability impacts compared to the policy appraised at Submission stage.

## DP34: Historic Parks and Gardens

**Reason for Modification:**  
No Change

**Summary of Main Modifications:**  
N/A

**Implications for Sustainability Appraisal:**  
This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.

### DP35: Archaeological Sites

**Reason for Modification:**  
Policy deleted to ensure soundness – see ID8, ID9 and MSDC8. Elements of this policy have been incorporated in DP32: Listed Buildings and Other Buildings of Merit.

**Summary of Main Modifications:**  
Policy Deleted

**Implications for Sustainability Appraisal:**  
As the policy is proposed for deletion, the sustainability implications need to be assessed. An option ‘to not have a policy on this subject’ was appraised within the Submission Sustainability Appraisal, however this appraisal did not account for some elements being incorporated in another policy (DP32).

**Re-appraisal:**

Policy Stage	Social					Environmental							Economic					
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
Submission	-?	+	0	+	0	0	0	0	+	++	0	0	0	0	0	0	+	+
Modification	0	/	/	/	/	/	/	/	/	+	/	/	/	/	/	/	/	/

**Sustainability Impact of Modification:**

This policy is proposed for deletion. This may mean that there is less restriction on providing housing compared to the policy appraised at Submission stage, a neutral effect is now predicted for objective (1).

As objective (10) is concerned with protecting the historic environment, including sites of archaeological interest, the significant positive impact previously predicted may not now materialise. However, national policy within the National Planning Policy Framework will still ensure that there is no adverse impact on sites of archaeological interest or importance. Further to this, it is proposed to include a signpost to the NPPF in policy DP32: Listed Buildings and Other Buildings of Merit, and rename/reword the policy to include ‘heritage assets’. This should mitigate any negative impact that could arise from the deletion of this policy.

Overall the sustainability impacts expected from the modifications to this policy are unlikely to be significantly different to the policy appraised at Submission stage.

### DP36: Trees, Woodland and Hedgerows

**Reason for Modification:**  
Amended in accordance with MSDC8

**Summary of Main Modifications:**  

- Amended criterion to refer to on-site green infrastructure

**Implications for Sustainability Appraisal:**  
The modification proposed to this policy is minor. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

### DP37: Biodiversity

**Reason for Modification:**  
Amended in accordance with MSDC8.

**Summary of Main Modifications:**  

- Included reference to green infrastructure
- Added criterion related to priority habitats

**Implications for Sustainability Appraisal:**  
 The proposed amendments to this policy, including the addition of further criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

**Re-appraisal:**

Policy Stage	Social					Environmental								Economic				
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
Submission	+?	+	0	+	0	+?	0	++	+	+	0	0	+	0	0	0	0	+
Modification	/	++	/	/	/	+	/	/	/	/	/	/	/	/	/	/	/	/

**Sustainability Impact of Modification:**

The addition of a criterion that includes Green Infrastructure will mitigate the proposed deletion of policy **DP38: Green Infrastructure**. Protection of existing, or additional areas of green open space provided as part of new development will be beneficial to health, which has a significant positive impact on objective (2). Green Infrastructure is capable of mitigating the impact of flood risk, which will have a positive impact on objective (6).

The addition of a criterion that promotes restoration, management and expansion of priority habitats will ensure that the significant positive effects related to objective (8) will be strengthened.

Overall the modifications to this policy are likely to have more positive sustainability impacts compared to the policy appraised at Submission stage.

**DP38: Green Infrastructure**

**Reason for Modification:**

Policy deleted to ensure soundness – see ID8, ID9 and MSDC8. DP37: Biodiversity amended to incorporate some elements of this policy.

**Summary of Main Modifications:**

Policy Deleted

**Implications for Sustainability Appraisal:**

As the policy is proposed for deletion, the sustainability implications need to be assessed. An option 'to not have a policy on this subject' was appraised within the Submission Sustainability Appraisal, however this appraisal did not account for elements of this policy being incorporated within another policy.

**Re-appraisal:**

Policy Stage	Social					Environmental								Economic				
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
Submission	+?	++	0	+	0	+	0	++	++	+?	+?	0	+	0	0	0	0	+
Modification	/	+?	/	/	/	+?	/	+	+	/	/	/	/	/	/	/	/	/

**Sustainability Impact of Modification:**

Protection of existing, or additional areas of green open space provided as part of new development will be beneficial to health, by removing this policy there will be a less positive impact on objective (2) compared to the policy appraised at Submission stage. Green Infrastructure is capable of mitigating the impact of flood risk, therefore a less positive impact on objective (6) is expected from

the deletion of this policy. However, policy **DP37: Biodiversity** has been amended to incorporate Green Infrastructure – the re-appraisal for this policy identifies more positive impacts on objectives (2) and (6), which will mitigate the loss of this policy and any negative impacts its deletion would have in sustainability terms.

Overall the sustainability impacts expected from the modifications to this policy are unlikely to be significantly different to the policy appraised at Submission stage, as any positive impacts that would no longer arise (due to the deletion of this policy) will be mitigated by incorporating elements of this policy in **DP37: Biodiversity**.

### DP39: Sustainable Design and Construction

**Reason for Modification:**  
Amended in accordance with MSDC8a

**Summary of Main Modifications:**

- Softened reference to requirement for communal heating networks, to ‘explore opportunities for...’
- Included viability/feasibility clause

**Implications for Sustainability Appraisal:**  
The proposed amendments to this policy, including the addition of further criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

**Re-appraisal:**

Policy Stage	Social					Environmental								Economic				
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and Village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
Submission	+	0	0	0	0	0	0	0	0	0	+	++	+	++	0	0	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

**Sustainability Impact of Modification:**  
Modifications made to the criterion related to supplying energy through communal heating networks should not have an impact on the sustainability objectives. The modification relates to viability-should a scheme not be financially viable, it would not go ahead, and therefore neither would the energy efficiency measures (such as on-site renewable energy supply) associated with it. Adding the clause puts the emphasis on developers to explore the opportunities for such energy supply methods and prove that they are not technically or financially viable. Therefore the significantly positive impacts for objective (14) should still be expected.

Overall the modifications to this policy are likely to have more positive sustainability impacts compared to the policy appraised at Submission stage.

### DP40: Renewable Energy Schemes

**Reason for Modification:**  
Amended in accordance with MSDC8a.

**Summary of Main Modifications:**

- Included criteria related to wind energy development

**Implications for Sustainability Appraisal:**  
The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

<b>DP41: Flood Risk and Drainage</b>
<b>Reason for Modification:</b> Amended in accordance with MSDC8a.
<b>Summary of Main Modifications:</b> <ul style="list-style-type: none"> <li>Included threshold of 10 dwellings in relation to requirement for SuDS</li> </ul>
<b>Implications for Sustainability Appraisal:</b> The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

<b>DP42: Water Infrastructure and the Water Environment</b>
<b>Reason for Modification:</b> No Change
<b>Summary of Main Modifications:</b> N/A
<b>Implications for Sustainability Appraisal:</b> This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.

### Policy Appraisals - Conclusion

8.8. The following table summarises the total number of impacts (ranging ++ to --) for each objective:

	Social					Environmental								Economic				
	1 – Decent and Affordable Home	2 – Access to Health	3 – Opportunities for Education	4 – Access to Retail and Community Facilities	5 – Cohesive, Safe, Crime Resistant Communities	6 – Flood Risk	7 – Efficient Land Use	8 – Conserve and Enhance Biodiversity	9 – Protect and Enhance Countryside	10 – Protect and Enhance Historic Environment	11 – Reduce Road Congestion	12 – Reduce Waste Generation	13 – Maintain and Improve Water Quality	14 – Increase Energy Efficiency	15 – Encourage regeneration of Town and village Centres	16 – Ensure High and Stable Employment Levels	17 – Support Economic Growth	18 – Encourage Tourism
<b>++</b>	1	2	1	2	1	0	0	0	0	0	0	0	0	1	0	0	0	0
<b>+</b>	1	1	0	0	1	1	1	2	4	3	2	0	1	0	1	0	1	1
<b>+?</b>	1	2	0	1	0	1	2	3	1	0	0	0	0	0	0	0	0	0
<b>0</b>	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>/</b>	34	32	36	34	35	36	35	33	33	35	36	38	37	37	36	38	37	37
<b>-?</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
<b>-</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>--</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Table 8 - Sustainability Appraisal – Policies Conclusion**

8.9. A number of significantly positive impacts are predicted to occur from the Main Modifications, nearly all on the social objectives – particularly those related to providing health and community facilities. There are predicted to be social, environmental and economic benefits overall, particularly related to protecting the countryside and historic environment. This shows that the modifications in general are more positive compared to the policies appraised at Submission stage.

- 8.10. As expected, the Main Modifications largely show no impact on the objectives (as demonstrated by the amount of 'I' scores) although it was necessary to test this through the appraisals.
- 8.11. Importantly, there are no negative arising from the Main Modifications. This shows that the changes made to the District Plan policies in order to ensure soundness will not impact the sustainability of the plan – in actual fact, the plan promotes sustainable development more effectively with the proposed modifications.

## 9. Sustainability Conclusions

- 9.1. This Main Modification Sustainability Appraisal has assessed all Main Modifications to the District Plan for their impact on the Sustainability Framework. This has included changes to the plan strategy (almost exclusively due to the increase in housing provision, as determined through the examination hearings), options for how to meet this increased provision, modifications made to policy wording and additions/deletions of policies in order to ensure the District Plan is 'sound' in accordance with the NPPF.
- 9.2. In terms of the housing provision identified within the District Plan, this has been re-appraised to account for conclusions reached during the examination process, including new evidence. Overall, the proposed provision of 16,390 dwellings (876dpa until 2023/24 followed by 1,090dpa until the end of the plan period) is concluded the most sustainable approach. The preferred approach to meet this increased provision is to allocate a further strategic site, and allow for windfall (up to 10 dwellings) on the edge of settlements where other criteria are met. This approach has been fully tested through the Sustainability Appraisal process and concluded as the most sustainable given all realistic alternatives.
- 9.3. In terms of the plan policies, a number of main modifications were proposed to ensure soundness. Most of the changes were predicted to have no impact on the Sustainability Framework, although their impact has been appraised in order to demonstrate this is the case. Overall, there are some positive sustainability benefits arising from the proposed changes, particularly in social terms. Most importantly, there are no negative impacts arising. The Sustainability Appraisal therefore concludes that the District Plan policies, inclusive of their Main Modifications, contribute towards sustainable development and are the most effective policies to do so, given all realistic alternatives.
- 9.4. The Submission Sustainability Appraisal sets out the Monitoring arrangements for the Sustainability Appraisal (Appendix 2). There are no modifications to the monitoring framework, so the information presented there is still relevant.
- 9.5. In accordance with the Environmental Assessment of Plans or Programmes Regulations 2004, an adoption statement will be prepared to detail how the environmental (as well as social and economic) elements considerations have been taken into account in preparation of the District Plan.