

# Mid Sussex

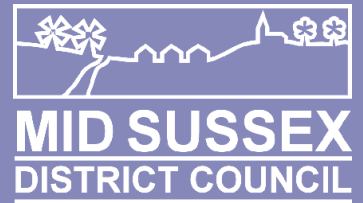
# District Plan

# Sustainability Appraisal

(incorporating strategic environmental assessment)

Consultation draft

Non-Technical Summary



## **Non-Technical Summary**

### **What is Sustainability Appraisal and Strategic Environmental Assessment?**

- 1.1. A sustainability appraisal aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of Plans or Programmes, in order to ensure that the strategies, policies and plans within these contribute to and promote sustainable development.
- 1.2. The Strategic Environmental Assessment (SEA) aims to predict and assess the environmental effects that are likely to arise from plans, policies and strategies, such as Development Plan Documents. It is a process for assessing and mitigating the negative environmental impacts of specific plans and programmes. The SEA process has been incorporated into the Sustainability Appraisal (SA) process. Therefore where the report refers to the SA, it can be assumed this also means the SEA.
- 1.3. This particular appraisal predicts the effects from the consultation draft District Plan and has been used to inform production of the District Plan to ensure that the strategies and policies within the plan promote sustainable development, and present the most sustainable plan given all alternative realistic options.

### **The Sustainability Appraisal Report**

- 1.4. The consultation draft 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 a period up to 2031 and will replace the majority of the Mid Sussex Local Plan which was adopted in 2004.
- 1.5. The consultation draft District Plan is a Development Plan and therefore must aim to meet the objectives of Sustainable Development. To ensure this is the case, this Sustainability Appraisal and SEA Report has been undertaken on the consultation draft District Plan in the period leading to the publication of the consultation draft.
- 1.6. The Sustainability Appraisal and SEA follow an iterative process, providing a view of the likely implications on sustainable development of different options for policy areas in the draft District Plan as well as the overall plan strategy. The findings of this work have been taken into consideration in determining the content of the consultation draft District Plan and are documented within this report.
- 1.7. The Sustainability Appraisal process, along with the Strategic Environmental Assessment process, has widened the range of issues and options considered in formulating the proposals for the District Plan, in particular by focussing attention on the need to consider a range of potential social, economic and environmental effects. In turn, this has enabled the most sustainable policy approaches to be identified for inclusion within the draft District Plan.

### **How to Comment on This Report**

- 1.8. The draft District Plan, along with this accompanying Sustainability Appraisal report, will be made available for public consultation for a minimum period of 6 weeks. All comments received on both of these reports will be taken into consideration in preparing the final District Plan to be submitted to the Secretary of State.
- 1.9. If you wish to comment on these documents, these should be sent to:

**Email:**  
[LDFConsultation@midsussex.gov.uk](mailto:LDFConsultation@midsussex.gov.uk)

**Online:**  
[www.midsussex.gov.uk/districtplan](http://www.midsussex.gov.uk/districtplan)

**Post:**

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

**Consultation Draft District Plan**

1.10. The consultation draft District Plan includes a vision for the District, upon which the plan is based on.

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

1.11. The District Plan sets out a number of strategic objectives. These are important as they state what the District Plan is aiming to achieve through its overall strategy and accompanying policies. The strategic objectives have been chosen in order to help solve or mitigate as many of the issues and challenges for the District as possible through the planning system.

1.12. The following are the 14 strategic objectives for the District Plan:

<b>Priority themes</b>	<b>Strategic Objectives for the District Plan</b>
Protecting and enhancing the environment	<ol style="list-style-type: none"><li>1. To promote sustainable development that makes the best use of resources and increases the „self-sufficiency’ of communities within Mid Sussex, and its ability to adapt to climate change</li><li>2. To promote well located and designed development that reflects our distinctive towns and villages, retains their separate identity and character and prevents coalescence</li><li>3. To protect valued landscapes for their visual, historical and biodiversity qualities</li><li>4. To maintain easily accessible green corridors and spaces around and within the towns and villages to act as wildlife corridors and sustainable transport links</li><li>5. To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that meet needs, supports development and creates sustainable communities</li></ol>
Promoting economic vitality	<ol style="list-style-type: none"><li>6. To promote a place which is attractive to business, and where local enterprise thrives</li><li>7. To provide opportunities for people to live and work within their communities, reducing the need for commuting</li><li>8. To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community</li></ol>

	<p>9. To support a healthy rural economy in the villages and the countryside</p> <p>10. To support and enhance the attractiveness of Mid Sussex as a visitor destination</p>
Ensuring cohesive and safe communities	<p>11. To develop sustainable communities which are safe, healthy and inclusive.</p> <p>12. To provide the amount and type of housing that meets the needs of all sectors of the community</p> <p>13. To create environments that are accessible to all members of the community</p>
Supporting healthy lifestyles	<p>14. To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.</p>

## Methodology

- 1.13. To undertake a Sustainability Appraisal of the District Plan, the council collected data about the District as it is today on social, environmental and economic issues. This is known as the 'baseline' and is documented in section 4 of the main report. This information enable the social, environmental and economic issues facing the district to be established. The baseline consists of quantitative data as well as qualitative data – a review of all plans, programmes and policies that impact upon the District Plan was also established to form a picture of the issues and challenges facing the District.
- 1.14. From this information, it was possible to identify sustainability objectives that the emerging policy options within the District Plan would be assessed against. Indicators were linked to each of the objectives to enable any potential impacts from policies to be quantified and monitored in the future.

## Current Sustainability Issues

- 1.15. From the examination of the baseline data and plans, programmes and policies that could influence the District Plan it was possible to identify the current sustainability issues faced by the District. These issues are summarised as follows:
- Mid Sussex has relatively high levels of in and out commuting and it is important that appropriate employment opportunities are promoted within the District to ensure people who live locally can work locally.
  - The downturn in the rural economy in recent years, especially in the farming industry.
  - There are already infrastructure deficits in sewerage and water supply, transport, open space and sports/ play provision, and there are public concerns that further development will exacerbate these problems.
  - Car ownership and use is high, contributing to congestion and climate change.
  - The District's three town centres would benefit from regeneration and renewal so that they can be attractive retail, leisure and commercial hubs each with their own distinctive character.
  - House prices in Mid Sussex are high relative to average incomes, and this causes affordability issues, particularly for young people.
  - An ageing population is likely to increase the demands on health and social care, in particular the need for residential nursing care.
  - Ease of access to existing facilities and services is an issue for many residents in Mid Sussex, particularly those in rural areas. There are some pockets of deprivation in the

District mostly in relation to access to local community services – this can create social exclusion.

- There is a need to encourage sustainable, attractive and inclusive communities to ensure that the District continues to benefit from low crime levels, good health and an attractive natural and built environment.
- The need to maintain and enhance the high quality natural, built and historic environment and biodiversity of the District.
- Water usage is increasing, putting further pressure on water resources, which is further exacerbated by climate change.
- Water quality, both in watercourses and aquifers, needs to be maintained and enhanced.
- Flood risk is an issue for the District, in particular relating to surface water drainage from new developments.
- The amount of waste produced in Mid Sussex is increasing, while at the same time the land available to dispose of waste (landfill) is reducing. However, this is seen as the most unsustainable option by which to manage waste.
- There is a need to promote more sustainable forms of development that are energy and resource efficient, and increase the 'self-sufficiency' of Mid Sussex and its ability to adapt to climate change.

### Sustainability Framework – Objectives and Indicators

1.16. By taking the above issues it was possible to identify sustainability objectives for the District. These objectives were used to assess how the various policy options being explored for the District Plan would contribute to the objectives of sustainability. The set of indicators could also be used to devise a monitoring framework for assessing how the policy proposals affect the objectives upon adoption of the District Plan.

1.17. A total of 18 Sustainability Objectives (and their associated indicators) were devised:

Social	<b>1</b>	<b>To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</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>number of dwellings built to Code for Sustainable Homes standard;</i></li> <li>- <i>number of households accepted as full homeless;</i></li> <li>- <i>private dwellings made fit or demolished;</i></li> <li>- <i>financial contributions towards affordable housing provision;</i></li> <li>- <i>number of key worker households delivered annually.</i></li> </ul>

Environmental	<b>2</b>	<b>To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events. (SEA)</b>
		<ul style="list-style-type: none"> <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>

Social	<b>3</b>	<b>To improve the access to health facilities and reduce inequalities in health.</b>
		<ul style="list-style-type: none"> <li>- number of applications resulting in the loss of health facilities;</li> <li>- number of applications resulting in new, extended or improved health facilities;</li> <li>- percentage of new dwellings within 300 metres of accessible greenspace;</li> <li>- percentage of new residential developments within 30 minutes public transport time of a GP, hospital or major health centre.</li> </ul>

Social	<b>4</b>	<b>To maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and increase access to educational facilities.</b>
		<ul style="list-style-type: none"> <li>- percentage of population of working age qualified to NVQ level 3 or equivalent;</li> <li>- percentage of adults with poor literacy and numeracy skills;</li> <li>- percentage of new residential developments within 30 minutes public transport time of a primary and secondary school.</li> </ul>

Social	<b>5</b>	<b>To create crime resistant communities</b>
		<ul style="list-style-type: none"> <li>- all crime – number of crimes per 1000 residents per annum;</li> <li>- number of domestic burglaries per 1,000 households.</li> <li>- number of developments achieving „Secured by Design’ status</li> </ul>

Social	<b>6</b>	<b>To improve accessibility to retail and all community services and recreation and leisure facilities.</b>
		<ul style="list-style-type: none"> <li>- average distance the population of the District live from key services (Post Offices, local shops, recreation and leisure facilities);</li> <li>- amount of leisure floorspace (Use Class D2) completed per annum (gross)</li> <li>- financial contributions towards leisure facilities.</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>- percentage of new homes developed on brownfield land;</li> <li>- percentage of new employment floorspace on previously developed land;</li> <li>- density of new housing developments;</li> <li>- number of developments using reclaimed/recycled materials in construction;</li> <li>- amount of Best and Most Versatile Agricultural Land (Grades 1, 2 and 3a) lost to development.</li> </ul>

Environmental	<b>8</b>	<b>To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts. (SEA)</b>
		<ul style="list-style-type: none"> <li>- number of properties at risk from flooding, as defined by the Environment Agency;</li> <li>- number of developments built to BREEAM/Code for Sustainable Homes standards;</li> <li>- number of developments incorporating water efficiency measures;</li> <li>- proportion of journeys to work by public transport;</li> <li>- percentage of electricity consumed that is generated from renewable energy sources.</li> </ul>

Environmental	<b>9</b>	<b>To conserve and enhance the District's biodiversity. (SEA)</b>
		<ul style="list-style-type: none"> <li>- <i>condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC &amp; Ramsar);</i></li> <li>- <i>number and area of SNCIs and LNRs within the District;</i></li> <li>- <i>area of ancient woodland within the District;</i></li> <li>- <i>change in priority habitats and species;</i></li> <li>- <i>number of planning applications approved contrary to advice given by Natural England on biodiversity issues.</i></li> </ul>

Environmental	<b>10</b>	<b>To protect, enhance and make accessible for enjoyment, the District's countryside. (SEA)</b>
		<ul style="list-style-type: none"> <li>- <i>open spaces managed to green flag standard;</i></li> <li>- <i>number of major developments in the South Downs National Park / High Weald AONB;</i></li> <li>- <i>proportion of development in areas of high capacity in landscape terms;</i></li> <li>- <i>net gain/loss of Rights of Way;</i></li> <li>- <i>percentage of new dwellings within 300 metres of accessible greenspace.</i></li> </ul>

Environmental	<b>11</b>	<b>To protect, enhance and make accessible for enjoyment, the District's historic environment. (SEA)</b>
		<ul style="list-style-type: none"> <li>- <i>buildings of Grade I and II* and scheduled monuments at risk;</i></li> <li>- <i>number of Conservation Areas with appraisals and management proposals;</i></li> <li>- <i>number of Listed Buildings in the District.</i></li> </ul>

Environmental	<b>12</b>	<b>To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car.</b>
		<ul style="list-style-type: none"> <li>- <i>monetary investment in sustainable transport schemes (value of s.106 agreements);</i></li> <li>- <i>number / percentage of permissions that have a green transport plan;</i></li> <li>- <i>proportion of journeys to work by public transport;</i></li> <li>- <i>percentage of new residential development within 30 minutes public transport time of a GP, primary and secondary school, employment and a major health centre.</i></li> </ul>

Environmental	<b>13</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>- <i>percentage of domestic waste that has been recycled;</i></li> <li>- <i>percentage of domestic waste that has been composted;</i></li> <li>- <i>number of developments incorporating new recycling facilities;</i></li> <li>- <i>number of developments using reclaimed/recycled materials in construction.</i></li> </ul>

Environmental	<b>14</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>- <i>percentage of stretches of watercourse that are compliant with River Quality Objectives;</i></li> <li>- <i>number of developments incorporating water efficiency measures;</i></li> <li>- <i>per capita consumption of water;</i></li> <li>- <i>incidents of major and significant water pollution within the District;</i></li> <li>- <i>number of planning applications approved contrary to advice given by the EA on water quality issues;</i></li> <li>- <i>number and area of developments where appropriate remediation of contaminants has taken place.</i></li> </ul>
Environmental	<b>15</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>- <i>number of developments built to BREEAM/ Code for Sustainable Homes standards;</i></li> <li>- <i>domestic energy consumption per household;</i></li> <li>- <i>percentage of electricity consumed that is generated from renewable energy sources.</i></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>- <i>unemployment;</i></li> <li>- <i>average weekly income for those who are employed in the District;</i></li> <li>- <i>number of new businesses setting up in the District.</i></li> </ul>
Economic	<b>17</b>	<b>To sustain economic growth and competitiveness across the District.</b>
		<ul style="list-style-type: none"> <li>- <i>amount of employment land lost to residential development;</i></li> <li>- <i>GVA (Gross Value Added) per capita;</i></li> <li>- <i>net increase/decrease in commercial (Use Classes B1(b,c), B2, B8) and office (B1(a) and A2) floorspace.</i></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>- <i>percentage of jobs in the tourism sector;</i></li> <li>- <i>number of visitors staying overnight.</i></li> </ul>

### Compatibility of Objectives

1.18. The 18 sustainability objectives were compared with each other and against the objectives for the District Plan. This process enabled any conflicts between the objectives to be identified. By identifying these conflicts, possible ways of reducing or preventing these conflicts when assessing the District Plan could be found. Overall the majority of objectives were found as being compatible with one another.

## Developing and Appraising Options

1.19. In preparing the draft District Plan, a number of policy areas were considered, and a range of options for each policy area were identified. The policy areas have been based largely on:

- The need for the policy to meet the objectives of the District Plan vision and the Sustainable Community Strategy.
- Issues for the District that have been identified through baseline information collected or consultation (for example, in consultation with Town and Parish Councils).
- Identification of need through the evidence base – for example, the need for policies on sustainable resource use, affordable housing and employment space.
- Identification of the need to enhance or supplement existing national planning policies at a local level, often based on local targets.

1.20. The preferred policy option from all of the options appraised has been based on the overall impact against the sustainability objectives, with the option with the most positive predicted impact determined as the ‘preferred option’. In order to record the sustainability of the varying options, a range of colours and symbols has 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

1.21. All of the reasonable options have been appraised using these symbols, against the methodology outlined in section 3 of the main report. Once appraised, mitigation for any predicted negative impacts has been identified.

1.22. The majority of the District Plan policy areas were generally found to be impact positively on the social, environmental and economic objectives. In almost all instances, where a negative sustainability impact had been identified it was mitigated by one of the other policies within the District Plan.

1.23. A summary of the sustainability appraisal findings for each of the policy areas within the District Plan is shown in the table below:

District Plan Policy	Sustainability Appraisal Findings
<b>Development Strategy</b>	Whilst this strategic approach will have many positive impacts, particularly on social and economic objectives, it will also have negative impacts on objectives concerned with protection of the environment. However, policies including character and design, protection of the historic environment, sustainable resources and transport will mitigate against any negative impacts that will arise from implementing the strategy.
<b>DP1: Economic Development</b>	This policy will be key in meeting the economic objectives, as it sets the framework for where new employment land will be located over the plan period. It will have significant positive benefits for the economic objectives, as well as indirect positive benefits for some social and environmental objectives in comparison to other options appraised. This is due to the policy directing employment growth to areas where there is a need and supporting existing businesses.

<b>DP2: Retail Development</b>	Encouraging the development of retail uses to town centre locations, where possible, will deliver economic benefits to these areas, as well as across the District where justified and in accordance with the sequential approach in determining suitable sites. This policy will allow for greater accessibility to retail use, particularly by public transport. This will have positive sustainability impacts.
<b>DP3: Housing</b>	This option proposes the most aspirational level of economic growth; therefore significant positive impacts should arise from this option in comparison to others. The level of housing proposed through this policy will also go towards meeting the housing need within the District, which has significant positive social impacts, without presenting too many negative impacts on environmental objectives.
<b>DP4: General Principles for Strategic Development at Burgess Hill</b>	Overall, setting out the general principles that apply to all strategic development at Burgess Hill is likely to have a positive impact on the majority of objectives. This is because a policy is likely to ensure that social, environmental and economic needs are met, such as improved access to services and provision of decent and affordable homes. Whilst strategic development could have a negative impact on environmental objectives, a policy could ensure that provision is made for enhancement and green infrastructure which would mitigate against any possible negative impacts. Strategic development is also likely to have a positive effect on employment levels and economic growth.
<b>DP5: Strategic Allocation to the East of Burgess Hill at Kings Way</b>	The combination of these policies will have positive impacts on the social, environmental and economic objectives. This is due to the fact the policies ensure that any strategic development at Burgess Hill is delivered in the most appropriate way so as to maximise economic, social and environmental benefits, and mitigate against any possible negative impacts that may arise for these objectives.
<b>DP6: Strategic Allocation to the north and northwest of Burgess Hill</b>	
<b>DP7: Protection and Enhancement of the Countryside</b>	It is considered that for the majority of objectives, this policy will have positive impacts. In particular, the environmental objectives are seen to have a strong positive impact that may increase over time. This policy will allow development in the countryside providing it does not harm, and where possible, enhances the quality of the rural and landscape character. This means that there may be positive impacts on the economic and social objectives, whilst at the same time having a positive impact on the environmental objectives which is the overall aim of this policy.
<b>DP8: Preventing Coalescence</b>	In the short term, the de-designation of existing local gaps could have negative impacts on the countryside and historic environment, although preparation of Neighbourhood Plans will ensure that major positive benefits for these objectives will be obtained in the long term, as preserving land between certain settlements is shown to have positive effects both directly, and indirectly.

<b>DP9:</b> Sustainable Rural Development and the Rural Economy	The proposed policy should have positive social and economic benefits. It is considered that the policy may contribute to unsustainable transport patterns and therefore the transport and climate change objectives could possibly be adversely impacted upon, however mitigation measures are in place in the form of other policies within the District Plan.
<b>DP10:</b> New Homes in the Countryside	<p>Although this policy option has the potential to negatively impact on several of the objectives, it is considered that it is necessary to have a policy that restricts new dwellings in the countryside to those that are required by agricultural and forestry workers. This is likely to have positive impacts on employment and economic growth as well as providing the workers with a decent and affordable home.</p> <p>Overall, whilst this policy option is likely to have negative impacts on some of the sustainability objectives, it is considered that it is necessary to enable dwellings for agricultural and forestry workers to be allowed in certain circumstances, in particular where this contributes to agricultural and land management objectives.</p>
<b>DP11:</b> High Weald Area of Outstanding Natural Beauty	This main objective of this policy is for development proposals within the AONB to have regard to the High Weald AONB Management Plan; hence it has significant positive impacts on the environmental and tourism objectives. Over the longer term, the policy may also have positive impacts on the social and economic objectives. The policy may, however, have a negative impact on providing for decent and affordable homes, but the Rural Exception Sites policy may help to mitigate this impact.
<b>DP12:</b> Ashdown Forest Special Area of Conservation and Special Protection Area	Overall this policy will have positive impacts, particularly relating to the environmental and social objectives; this policy is likely to have no impact on the majority of the economic objectives. As this policy restricts development, it is likely to have possible negative effects on providing decent and affordable homes within the zone of influence. Over time this policy may lead to increased positive impacts on access to health, access to community facilities, educational and tourism opportunities, and reducing road congestion and addressing one of the causes of climate change. This policy will, therefore, have significant positive environmental effects as it mitigates the recreational and air pollution impacts associated with residential development, as well as positive social effects from providing alternative open space to relieve overall pressure on the European designated Ashdown Forest.
<b>DP13:</b> South Downs National Park	Although this policy has the potential to negatively impact on several of the social objectives, it is considered that it is necessary to have a policy that considers development proposals within the South Downs National Park area of the District to ensure that they protect the special character of the National Park and specifically relate to the needs of the communities within the National Park. This is likely to have positive impacts on the environmental objectives such as biodiversity, the countryside and the historic environment, which are the main objectives of this policy. This policy will help

	<p>protect and enhance the countryside through consideration of the South Downs National Park designation.</p> <p>Other policies in the District Plan are likely to help mitigate some of the negative impacts that may arise from this policy, and these are particularly related to the provision of homes, access to services and the economic objectives.</p>
<b>DP14: Setting of the South Downs National Park</b>	<p>Although this policy option has the potential to negatively impact on several of the objectives, it is considered that it is necessary to have a policy that considers development proposals (including rural exception sites) adjacent to the South Downs National Park to ensure that they enhance and do not detract from the visual quality and essential characteristics of the area. This is likely to have positive impacts on the environmental objectives such as biodiversity, the countryside and the historic environment. This policy will help protect and enhance the countryside through consideration of the setting of the South Downs National Park.</p> <p>Other policies in the District Plan are likely to help mitigate some of the negative impacts that may arise from this policy, and these are particularly related to the provision of homes, access to services and the economic objectives.</p>
<b>DP15: Tourism</b>	<p>This policy is likely to have no or little impact on the majority of objectives. It is clear that this policy has strong positive impacts for the economic objectives and as can be expected, on the tourism objective. This is also likely to have positive impacts over time for the objectives on efficient land use, protecting and enhancing the countryside, and protecting and enhancing the historic environment. This policy, however, may have negative effects for the objectives on climate change, road congestion and water quality although these should be mitigated by other policies.</p>
<b>DP16: Securing Infrastructure</b>	<p>Positive social, environmental and economic benefits should accrue from this policy, particularly for those objectives that are linked to new and/or improved health, education, leisure, recreation and other community services and facilities in comparison with other options, particularly in the long term.</p>
<b>DP17: Transport</b>	<p>Positive benefits should accrue from this policy. Improved travel choice and transport infrastructure is shown to have positive social, environmental and economic impacts – particularly over the long term. No negative impacts should arise from the selection of this option in comparison to other options appraised, as they will not reduce road congestion, the key aim of this policy.</p>
<b>DP18: Rights of Way and Other Recreational Routes</b>	<p>It is clear that this policy will have the strongest positive impact on the countryside objective as rights of way and recreational routes will help to protect and enhance the countryside. This policy is also likely to have a positive impact on health as rights of way will provide opportunities for physical activity and well-being. There may also be positive impacts on access to services, addressing the causes of climate change,</p>

	<p>biodiversity, reducing road congestion and encouraging tourism. Overall, this policy is likely to have positive effects on the environmental and social objectives, and this impact may increase over time.</p>
<b>DP19: Communication Infrastructure</b>	<p>This will impact positively on social and economic objectives by ensuring that up-to-date communications infrastructure can be delivered within the District, which will support economic aims and the indirect positive effects that could occur as residents are able to work from home more efficiently, reducing the need to regularly commute.</p>
<b>DP20: Leisure and Cultural Facilities and Activities</b>	<p>Provision of leisure and cultural activities and facilities will have positive impacts on health and education as well as improving the local environment. This policy should also have an economic benefit in terms of encouraging tourism. Overall, this policy will have positive impacts on the majority of objectives, particularly the social and environmental objectives.</p>
<b>DP21: Community Facilities and Local Services</b>	<p>Provision of community facilities will have positive impacts on a number of objectives, particularly the social objectives concerning access to health, education and services. This is also likely to have a positive impact on the economic objectives as it may create jobs and help economic growth. This policy may also have a positive impact on the environmental objectives such as improving access to the countryside and reducing road congestion through proximity to services. Overall, this policy will have positive impacts on the majority of objectives, and for some the impact will increase over time.</p>
<b>DP22: Character and Design</b>	<p>No negative sustainability impacts are expected to result from this policy. Good design should be seen as key in achieving social, environmental and economic aims.</p>
<b>DP23: Accessibility</b>	<p>Overall, this policy will have little or no impact on the majority of objectives. As this policy requires development to meet high standards of accessibility, it may have a positive impact on the social objectives concerning housing and access to health, education and services. There may also be a positive impact on employment levels as this policy aims to improve the accessibility of the built environment. There is likely, however, to be a negative effect on the historic environment as this policy could impact on the integrity of listed buildings and their setting, although the Historic Environment policies in the District Plan should help to mitigate any negative impacts.</p>
<b>DP24: Noise, Air and Light Pollution</b>	<p>This policy will have positive impacts on the environmental objectives, particularly in relation to minimising the levels of air pollution within the District which will impact positively on climate change objectives. Noise and light pollution restrictions will impact positively on the social objectives.</p>
<b>DP25: Housing Mix</b>	<p>It is considered that this policy will ensure that the appropriate mix of dwellings is delivered taking into account the local housing needs. It is likely to have a positive impact on several of the objectives. This policy is also likely to positively impact on</p>

	those objectives relating to access to health, creating crime resistant communities and the natural and built environment.
<b>DP26: Affordable Housing</b>	The provision of affordable housing is a much needed social requirement for Mid Sussex and therefore a number of positive social impacts should arise from this policy. This should also lead to a number of indirect economic benefits (i.e. increased provision of affordable housing assisting in the retention of key workers). It should ensure that the level of affordable housing required from new developments will not be financially restrictive, and ensure that social objectives relating to provision of facilities will not be affected.
<b>DP27: Rural Exception Sites</b>	<p>The main objective of this policy is to deliver 100% affordable housing schemes where a need exists; and has a very positive impact on the housing objective. This policy is considered to possibly impact negatively on objectives that concern accessibility to community services and facilities, including public transport, schools and retail. This has a knock-on negative effect on climate change objectives.</p> <p>The level of housing that will be delivered through this policy is unlikely to be significant; therefore the negative impacts will be relatively minor.</p>
<b>DP28: Gypsies and Travellers</b>	It is clear that this policy has a positive impact on the social objectives, although it will be necessary to ensure that gypsy and traveller sites are not located in areas of flood risk. This policy has a neutral impact on the economic objectives, however, there may be a negative impact on some of the environmental objectives, but this should be mitigated by other policies.
<b>DP29: Listed Buildings and Other Buildings of Merit</b>	It is clear that this policy will have a strong positive impact on objective 11 as it is intended to conserve and enhance the character and setting of listed buildings and other buildings of merit. This policy may also have a positive impact on the countryside and tourism objectives. By protecting the setting of listed buildings, there may be a negative impact on the objectives relating to homes, access to services, efficient land use and climate change, although these should be mitigated by other District Plan policies to some extent.
<b>DP30: Conservation Areas</b>	It is clear that this policy will have the strongest (positive) impact on objective 11 as it is intended to conserve and enhance the character of conservation areas. This policy may also have a positive impact on the tourism objective. By protecting conservation areas, there may be a negative impact on the objectives relating to provision of homes, access to services, efficient land use and climate change, although these should be mitigated by other District Plan policies.
<b>DP31: Historic Parks and Gardens</b>	Overall positive benefits should arise from this policy. In ensuring that these valued historic sites are retained and protected, a number of very positive environmental sustainability benefits should be seen, as well as encouraging tourism which

	will benefit economic objectives. A small number of indirect social benefits could also be gained.
<b>DP32: Archaeological Sites</b>	Overall positive benefits should arise from this policy. In ensuring that these valued historic sites are retained and protected, a number of very positive environmental sustainability benefits should be seen, as well as encouraging tourism which will benefit economic objectives. A small number of indirect social benefits could also be gained.
<b>DP33: Biodiversity / Protection of Natural Habitats</b>	This policy should result in positive benefits, particularly for the environmental objectives. It can be seen that over the longer term, positive benefits will increase and there will be a positive impact on some of the social objectives. Overall, this policy should achieve the biodiversity objective and contribute to enhancing the natural and built environment.
<b>DP34: Sustainable Resources</b>	In seeking to address the causes and adapt to climate change the policy is seen as having substantial environmental benefits (particularly for those objectives that relate directly to natural resources). A number of secondary/ indirect positive social and economic impacts are expected from this policy.
<b>DP35: Renewable Energy in New Developments</b>	A number of environmental benefits will be gained from this policy, in particular, those that mitigate against the effects of climate change. A number of secondary / indirect positive social and economic impacts can be expected from this policy.
<b>DP36: Renewable Energy Schemes</b>	Predicted positive effects should arise from this policy overall, particularly on the economic and environmental objectives. In particular, this policy will substantially contribute to the climate change and energy efficiency objectives by supporting renewable energy schemes at all scales. This will enable householders as well as developers to implement renewable energy technologies across the District, whilst ensuring that there is no harm to surrounding rural and urban character.
<b>DP37: Flood Risk</b>	This policy will ensure that development does not take place in areas identified as being at risk from flooding. By utilising the findings of the District Council's Strategic Flood Risk Assessment, a large evidence base containing historic flood events which is constantly maintained, the identification of flood risk areas will be comprehensive and up-to-date. A number of secondary positive impacts can also be expected, particularly in relation to social objectives related to health and leisure.
<b>DP38: Water Infrastructure and the Water Environment</b>	Many positive sustainability outcomes can be expected by implementing this policy, with particular benefits for the environmental objectives. A number of secondary positive impacts can be expected. This will ensure that Sustainable Drainage Systems (SuDS) are appropriate to the area within which they are sited, and that the risk of flooding is reduced, as well as impacting positively on water quality objectives. Ensuring new developments demonstrate adequate provision for wastewater and water supply will also impact positively on these objectives.

1.24. The Sustainability Appraisal process is an iterative process. It is likely that further policy areas and options will be put forward during the preparation of the District Plan, particularly during consultation on the draft document. If these options are considered to be realistic, reasonable and relevant they will be assessed through the Sustainability Appraisal process during the next stage of its production. The findings of this process will be considered in the next stage of production for the District Plan – prior to its submission to the Secretary of State.