

# Mid Sussex District Plan 2021-2039

## Schedule of Main Modifications

July 2026

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The District Council will be formally requesting that the Inspector recommends any such modifications considered necessary to make the District Plan sound under Section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended), including consideration of, and amendment to, the proposed modifications put forward by the District Council as part of its submission.

The following format has been used to show the proposed modifications:

**Underlined bold text** = new text proposed

~~Strikethrough text~~ = text proposed to be deleted

| Modification reference | District Plan section/ policy             | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| CHAPTER 8              |                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| MM1                    | DPS1: Climate Change                      | <b>Supporting text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                        |                                           | <p>[...]</p> <p>The National Planning Policy Framework (NPPF) Chapter 14 relates <b>provides an overall approach</b> to ‘Meeting the challenge of climate change, flooding and coastal change’ and sets out at paragraph 152 that the planning system should ‘<i>shape places in ways that contribute to radical reductions in greenhouse gas emissions</i>’</p> <p>[...]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                        |                                           | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                        |                                           | <p>[...]</p> <p><del>4. Development likely to be sources of other greenhouse gas emissions (methane, nitrous oxide and fluorinated gases) will be required to demonstrate that opportunities have been taken to reduce these emissions. This includes proposals that may use these other greenhouse gases in their design and operation, for example, refrigerants and air conditioning systems.</del></p> <p><b>Maximising carbon sequestration</b></p> <p><del>5</del> <b>4. Development will be required to protect existing Trees, woodland and hedgerows and their soils <u>are valuable natural capital assets and development will be required to</u> seek opportunities to plant appropriate species of trees in appropriate places including street trees. Detailed policy requirements are set out in Policy DPN4: Trees, Woodland and Hedgerows.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| MM2                    | DPS2: Sustainable Design and Construction | <b>Supporting text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                        |                                           | <b><u>Development proposals should, where relevant to the proposal, contribute to climate change mitigation and adaptation and the transition to net zero, through its design, construction and operation and use, Applicants will need to consider building layouts, building orientation, massing, landscaping, materials, overheating, water resources and efficiency and waste to ensure development proposals conserve energy and other resources, and minimise risks from the impacts of climate change.</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                        |                                           | <p>Where proposals could impact existing heritage assets such as Conservation Areas and Listed Buildings, proposals will be required to demonstrate how any alteration will preserve their significance in accordance with the relevant requirements in Chapter 16 of the NPPF and relevant policies in this Plan. Proposals must take account of the most up to date guidance produced by Historic England, such as, Retrofit and Energy Efficiency in Historic Buildings<sup>8</sup>.</p> <p>According to the Department for Environment Food &amp; Rural Affairs (UK Statistics on Waste July 2021) the development industry made up over half (62%) of the UK’s total waste production in 2018 from construction, demolition and excavation. In addition, a notable proportion of materials delivered to building sites are never used and go straight to waste. In order to help move away from a linear economy where products are made to be used and sent to waste, and towards a circular economy which looks to minimise waste production <b><u>development should take advantage of opportunities to re-use existing structures and materials</u></b></p> <p><del>All development in its design, construction, operation and use will be expected to contribute to the reduction of carbon emissions, increase resilience to the impacts of climate change and improve sustainability. Applicants will need to consider:</del></p> <p><del>Measures that move towards zero carbon development</del></p> |
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| Modification reference | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|                        |                               | <p> <del>–Energy use</del><br/> <del>–Preventing overheating</del><br/> <del>–Water resources and water efficiency</del><br/> <del>–Minimising waste</del> </p> <p> <del>To assess if the carbon reduction or net zero targets have been met for all new build residential and major non-residential development, the council will seek confirmation via a third-party assessment tool and submission of proof of certification/performance. The use of a third-party assessment gives the council the confidence of the ratings given as the work is completed by independent assessors; it will also ensure the cost is borne by those benefiting from the uplift in values from the development.</del> </p> <p> <del>The Building Research Establishment (BRE) oversees third-party sustainability certification for non-residential development through the BREEAM assessment framework and residential development through Home Quality Mark (HQM) assessment framework.</del> </p> <p> <del>BREEAM and HQM assessments consider a wide range of sustainability factors and are completed throughout the lifecycle of the development. Both these schemes address topic areas other than energy and greenhouse gas performance and encourage developers to considered wider sustainability issues; the assessments include an analysis of energy use, health and wellbeing, innovation, land use, materials, management, pollution, transport, waste and water.</del> </p> <p> <del>Where applicable, consideration of how the appropriate design standard will be achieved must start at the inception stage of the design process in order to maximise the development’s potential to achieve the highest scores. Details should be set out in an accompanying Sustainability Statement and Design and Access Statement, including evidence of registration of the project with BRE. Unless otherwise agreed, compliance with BREEAM and Home Quality Mark (HQM) standards shall be demonstrated via formal certification.</del> </p> <p> <del>Another widely recognised third-party assessment scheme is Passivhaus; the Passivhaus Standard focuses on maximising the thermal efficiency of the building fabric using high levels of insulation and air tightness and mechanical ventilation with heat recovery. Certification is achieved through a rigorous and exacting third-party assessment process which is more onerous and costly to achieve than BREEAM or HQM7 but would be supported as an alternative.</del> </p> <p> <del>Householder development applications must demonstrate through the submission of a proportionate Sustainability Statement that proposals have been designed to be as energy efficient and sustainable as possible. This includes consideration not only of the extension itself but also the existing building. Householders are strongly encouraged to take opportunities to improve the energy efficiency of the existing building as a whole. This could be achieved through improved thermal efficiency with replacement windows/ improved insulation and/ or by replacing an existing fossil fuel heating system with low/zero carbon energy sources such as an air source heat pump or on-site renewable technology such as photovoltaics.</del> </p> <p> <del>. all developments will be expected to demonstrate how they will follow the waste hierarchy and avoid any avoidable waste production and disposal. This can be achieved by:</del> </p> <p> <del>–prioritising the use of previously developed land and buildings</del> </p> <p> <del>–reusing and recycling of appropriate materials that arise through demolition and refurbishment, including the reuse of non-contaminated excavation soil and hardcore within the site</del> </p> <p> <del>–prioritising the use of locally sourced and/ or sustainable materials and construction techniques</del> </p> <ul style="list-style-type: none"> <li><del>• using resilient, low maintenance materials</del></li> </ul> |
|                        |                               | <p><b>Policy wording</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                        |                               | <p>Development proposals should contribute to climate change mitigation and adaptation and the transition to net zero, by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Modification reference | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|                        |                               | <p><b><u>Development proposals should encourage design approaches which conserve energy and other resources. Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources, including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights.</u></b></p> <p><b>Prevent overheating</b><br/> <del>All new development must</del> <b>Development proposals should</b> demonstrate how design measures have been incorporated to:</p> <ol style="list-style-type: none"> <li>1. Minimise potential overheating such as through the layout, orientation and design of buildings <del>to provide shelter and shade and protect ground-level microclimate.</del></li> <li>2. Maximise passive cooling through natural ventilation and other passive means. <del>Reliance on air conditioning systems should be avoided.</del> Green and blue infrastructure should be incorporated in line with Policy DPN3: Green Infrastructure to provide natural cooling and shading.</li> <li>3. <u>Use solar gain to reduce the need for heating.</u></li> </ol> <p><b>Water resources and water efficiency</b><br/> Sustainable water consumption rates can be achieved through incorporation of measures to reduce water use and reuse water including:</p> <ul style="list-style-type: none"> <li>• Water efficient fittings and appliances</li> <li>• Rainwater harvesting, including incorporation of rainwater butts</li> <li>• Greywater recycling</li> </ul> <p><b>Minimise waste</b><br/> In accordance with relevant policies in the West Sussex Waste Local Plan, <del>all development must</del> <b>development proposals should</b> support the circular economy by minimising construction, demolition and excavation waste disposed of in landfill and follow the waste hierarchy to maximise recycling and re-use of material.</p> <p><del>New development must</del> <b>Development proposals should be designed with adequate and easily accessible storage space that supports separate collection of dry recyclables and food waste, as well as residual waste taking account of guidance in the Mid Sussex Design Guide SPD.</b></p> <p><del>All development must submit a proportionate Sustainability Statement to demonstrate how through its design, construction, operation and use it will contribute to the reduction of greenhouse gas emissions, increase resilience to the impacts of climate change and improve sustainability and includes incorporation of measures set out at Principle DG37 of the Mid Sussex Design Guide SPD.</del></p> <p><del>Zero carbon development</del></p> <p><del>Unless it can be demonstrated that doing so is not technically feasible or unviable, using a fabric first approach, all new build development must achieve zero operational GHG emissions by reducing heat and power demand and then supplying all (regulated and unregulated) operational energy through on-site renewables.</del></p> <p><del>Energy use</del></p> <p><del>The carbon reduction requirements for achieving net zero development must be met by using a fabric first approach following the energy hierarchy:</del></p> <p><del>Minimise the demand for energy:</del></p> <p><del>Maximise energy efficiency:</del></p> <p><del>Utilise renewable energy:</del></p> <p><del>All developments must include decentralised, renewable or low carbon energy provision in line with Policy DPS3: Renewable and Low Energy Carbon Schemes.</del></p> <p><del>Heating to all new build developments and major refurbishments shall be provided using renewable energy (not fossil fuels).</del></p> |

| Modification reference                               | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                      |                  |                       |     |            |                                            |                    |                                           |                                                      |       |                  |
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|                                                      |                               | <p><del>Residential new build:</del></p> <p><del>Development must achieve sufficient credits in the “Energy performance” and “Towards carbon negative” categories of HQM (or equivalent) to demonstrate that the development produces net zero regulated and unregulated emissions.</del></p> <p><del>An alternative route to compliance is to provide evidence by full Passivhaus Planning Package outputs demonstrating that Passivhaus certification is achievable and that 100% of operational energy use will be met via on-site renewables.</del></p> <p><del>Non-residential new build:</del></p> <p><del>Major development must achieve maximum credits in the “Energy performance”, and “Prediction of operational energy consumption” and “Beyond zero net regulated carbon” categories of BREEAM (or equivalent) to demonstrate that the development has surpassed net zero regulated emissions.</del></p> <p><del>All minor<sup>1</sup> new build developments have the option to demonstrate achievement of zero operational GHG emissions through the Part L of Building Regulations rather than a BREEAM assessment.</del></p> <p><del>Evidence must be provided to demonstrate every feasible and viable option has been explored to fully achieve the net zero target on-site. Only in exceptional circumstances, where any shortfall is identified, appropriate mitigation should be formally agreed with the Council.</del></p> <p><del>Assessment frameworks</del></p> <p><del>Planning applications of a scale and nature defined in the table below, must be accompanied by a pre-assessment, demonstrating how the BREEAM Technical Standards and/or Home Quality Mark (HQM) Star rating, or any future replacement standards, will be met.</del></p> <p><del>Evidence demonstrating the project has been registered with BRE during the design stage shall be submitted with any application and conditions/ requirements will be imposed to secure appropriate final (post-construction/post-refurbishment stage) certification to demonstrate compliance with this policy.</del></p> <p><del>Where Passivhaus certification is being sought, a ‘pre-construction compliance check’ completed by a Passivhaus certifier will be required; secured by condition and upon completion, a Quality Approved Passivhaus certification for each dwelling/building will be required.</del></p> <p><del>Development, as defined below, will be required to meet the relevant minimum defined standards until they are superseded by higher national standards.</del></p> <table><tr><th>Development Type</th><th>Scale of Development</th><th>Minimum Standard</th></tr><tr><td>Residential new build</td><td>All</td><td>HQM 3 Star</td></tr><tr><td>Residential Refurbishment and/or extension</td><td>Major<sup>2</sup></td><td>BREEAM Excellent – Domestic Refurbishment</td></tr><tr><td>Non-residential<sup>3</sup> and mixed-use new build</td><td>Major</td><td>BREEAM Excellent</td></tr></table> | Development Type | Scale of Development | Minimum Standard | Residential new build | All | HQM 3 Star | Residential Refurbishment and/or extension | Major <sup>2</sup> | BREEAM Excellent – Domestic Refurbishment | Non-residential <sup>3</sup> and mixed-use new build | Major | BREEAM Excellent |
| Development Type                                     | Scale of Development          | Minimum Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                      |                  |                       |     |            |                                            |                    |                                           |                                                      |       |                  |
| Residential new build                                | All                           | HQM 3 Star                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                      |                  |                       |     |            |                                            |                    |                                           |                                                      |       |                  |
| Residential Refurbishment and/or extension           | Major <sup>2</sup>            | BREEAM Excellent – Domestic Refurbishment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                      |                  |                       |     |            |                                            |                    |                                           |                                                      |       |                  |
| Non-residential <sup>3</sup> and mixed-use new build | Major                         | BREEAM Excellent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                      |                  |                       |     |            |                                            |                    |                                           |                                                      |       |                  |

<sup>1</sup> Defined as new build development of less than 1,000sqm floorspace or a site area of less than 1 hectare.

<sup>2</sup> References to major development are as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015 or as amended.

<sup>3</sup> Defined as development falling outside of Use Class C3 as defined by The Town and Country Planning (Use Classes) Order 1987 (as amended).

| Modification reference | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |       |                                                                  |
|------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------|
|                        |                               | Non-residential Refurbishment and/or extension                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Major | BREEAM Excellent – Refurbishment and Fit-Out Technical Standards |
|                        |                               | <p><u>Post-occupancy monitoring:</u></p> <p>All major residential new build developments must achieve at least 50% of credits for post-occupancy evaluation (POE) under ‘Customer Experience’ under the HQM scheme.</p> <p>All major non-residential new build developments must achieve a credit for POE in the category Man 05 Aftercare under the relevant BREEAM scheme.</p> <p>Developers should share their POE information with the built environment sector to ensure transparency and inform wider lesson learning.</p> <p>Embodied Carbon</p> <p>Development proposals must prioritise retention and retrofit of existing buildings or structures to capture the embodied carbon associated with the building’s original construction; unless it can be demonstrated to be unviable to do so.</p> <p><u>Major new build developments:</u></p> <p>Major new build developments must undertake a whole life-cycle (WLC) carbon assessment using a nationally recognised assessment methodology. Relevant credits in HQM, BREEAM, or equivalent shall be achieved to demonstrate reasonable endeavours have been made to minimise embodied carbon.</p> <p>The use of sustainably sourced wood in construction, particularly from local sources, is strongly encouraged.</p> <p>Householder development</p> <p>Proposals for householder development must demonstrate that they have been designed to be as energy efficient and sustainable as possible through good design and by:</p> <ol style="list-style-type: none"> <li>1.–Increasing the energy efficiency of the proposed new elements, and</li> <li>2.–Increasing the energy efficiency of other parts of the building.</li> </ol> <p>All measure should be set out in a proportionate Sustainability Statement.–</p> <p>New development proposals must accord with the findings of the Gatwick Sub Region Water Cycle Study with respect to water resources, water quality, water supply and wastewater treatment.</p> <p><u>All residential new build:</u></p> <p>Development must meet a maximum water consumption standard of 85 litres per person per day to minimise the impact of the development on water resources and water quality.</p> <p><u>Major non-residential new build:</u></p> <p>Development must achieve 3 credits in BREEAM category Wat 01 and demonstrate reasonable endeavours to achieve an ‘Outstanding’ rating overall.</p> <p>All development will be required to meet the relevant minimum standards set out above until they are superseded by higher national standards.–</p> |       |                                                                  |

| Modification reference | District Plan section/ policy                   | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| MM3                    | DPS3: Renewable and Local carbon Energy Schemes | <b>Supporting Text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                        |                                                 | <p>[....]</p> <p>The National Planning Policy Framework (paragraph 152, NPPF) sets out that the planning system should contribute to radical reductions in greenhouse gas emissions, support the transition to a low carbon future and support renewable and low carbon energy and associated infrastructure.</p> <p>[...]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                        |                                                 | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                        |                                                 | <p><b>Solar energy</b></p> <p><del>Taking account of the Mid Sussex Sustainable Energy Study (2014) Figure A.8, the</del> The Council will support proposals for solar energy generation providing they are in conformity with this policy and other policies in the District Plan. For standalone solar panel arrays and associated grid connection, it is expected that applications must address all of the following:</p> <ol style="list-style-type: none"> <li>1. Mitigate landscape and visual impacts, including glare and glint and cumulative impacts, such as on <del>the setting of</del> the South Downs National Park and High Weald Area of Outstanding Natural Beauty, and any designated heritage asset.</li> </ol> <p>[...]</p>                                                                                                                                                                                                                                                                                                                                                                              |
|                        |                                                 | <p><b>Wind Energy</b></p> <p>The Council will support wind energy development proposals and associated grid connections, where they lie within an area potentially suitable for this type of development, <del>including as shown in Mid Sussex Sustainable Energy Study (2014) Figure A.1.</del></p> <p>Applicants must clearly demonstrate that adverse impacts, including cumulative impacts on the landscape can be satisfactorily addressed in all of the following areas:</p> <ol style="list-style-type: none"> <li>6. Demonstrate that, following consultation, the planning impacts identified by the affected local community have been addressed by the proposal.</li> <li>7. There is sufficient separation from the proposed wind turbines and/or mitigation measures, to protect residential amenity as a result of noise, shadow flicker and visual intrusion.</li> <li>8. Mitigate landscape, tranquillity and visual impacts such as on <del>the setting of</del> the South Downs National Park and High Weald Area of Outstanding Natural Beauty, and any designated heritage asset.</li> </ol> <p>[...]</p> |

#### Hydro Energy

[...]

14. ~~Taking account of the Mid Sussex Sustainable Energy Study (2014) Figure A.8, c~~ Consideration must be given to the location, siting and design of the scheme, ensuring that there are no significant individual or cumulative adverse impacts on the environment and amenity. In all cases mitigation will be required to protect river flow, river continuity for fish and provide for sediment transfer.

[...]

#### Other renewable, and low carbon technologies and grid stability infrastructure

The Council will support renewable or low carbon energy and **grid stability infrastructure** schemes that are compatible with this policy, other policies within the District Plan, and where impacts can be satisfactorily addressed.

| Modification reference | District Plan section/ policy             | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|                        |                                           | <p>In addition to the above renewable and low carbon energy sources, other renewable and low carbon technologies include: heat pumps; geothermal heat; energy and/or heat from waste; biomass; solar thermal; combined heat and power; and battery storage (see below).</p> <p><b>Thermal Energy Distribution: Heating and Cooling Networks</b></p> <p>The Council will support proposals for, and encourage the inclusion of, heating and cooling distribution networks, providing they are in conformity with District Plan policies. Where feasible, new major development should connect to existing networks, or provide new/purpose-built heating/cooling networks. <del>It is expected that heat networks address all of the following:</del></p> <p><del>15. Are designed for cost effective future connection to a proposed or planned network.</del><br/> <del>16. Employ individual or communal sustainable, renewable, or low carbon heating and/or cooling.</del><br/> <del>17. Make use of ambient or secondary heat sources<sup>13</sup> (in conjunction with heat pumps where required).</del><br/> <del>18. Demonstrate compliance with appropriate technical standards (currently 'CIBSE's Heat Networks Code of Practice for the UK).</del><br/> <del>19. Be registered with the Heat Trust.</del><br/> <del>20. Use renewable and/or low carbon sources for their energy centre or provide an evidenced timeline and technology pathway towards system decarbonisation by 2050.</del><br/> <del>21. Provide heat and/or cooling services at a fair and affordable price.</del><br/> <del>22. Where refrigerants are to be used, the global warming potential should be considered</del></p> <p><b>Energy Storage</b></p> <p>[...]</p> <p><del>18.</del> A clear definition of what the human and environmental receptors for smoke, <b>contamination</b> and <b>other</b> materials from potential fires are, and that a <b>comprehensive</b> plan for mitigating receptor risk is provided, including <b>battery management safety</b>, emergency fire service access and water supply.</p> <p>[...]</p> <p><b>Community Led Energy</b></p> <p>The positive benefits of community energy schemes will be a material consideration in assessing renewable energy development proposals. The preference is for schemes that are led by and directly meet the needs of local communities, <del>in line with the hierarchy and project attributes below:</del></p> <p><del>28. Project part or fully owned by a local community group or social enterprise.</del><br/> <del>29. Local community members have a governance stake in the project or organisation e.g. with voting rights.</del></p> <p>[...]</p> |
| MM4                    | DPS4: Flood Risk and Sustainable Drainage | <b>Supporting Text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                        |                                           | <p>[...]</p> <p>Development proposals in areas at risk of flooding will be considered in accordance with the National Planning Policy Framework (<del>paragraphs 166, 167 and 168</del>). Development proposals in areas at risk of flooding should be supported by site-specific flood risk assessments in accordance with <b>the National Planning Policy Framework</b> <del>paragraphs 167 and 168 of the NPPF.</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                        |                                           | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                        |                                           | <p><b>Flood Risk</b></p> <p><del>Proposals for development will need to follow a sequential risk-based approach directing development away from areas at highest risk (whether existing or future risk), ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. All development should consider flood risk in line with national guidance at the time of assessment, including the need to consider and assess flood risk from all sources consistently.</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Modification reference | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|                        |                               | <p><b><u>Development proposals should assess relevant sources of flood risk in accordance with national policy and guidance.</u></b></p> <p><b><u>Where site specific flood risk assessments are required,</u></b> Environment Agency or site-specific flood mapping and the District Council’s Strategic Flood Risk Assessment (SFRA) should be used to identify areas <del>at present</del> <b>currently</b> and <b>at</b> future <b>risk of flooding</b> flood risk from a range of sources including fluvial (rivers and streams), pluvial (surface water), groundwater, infrastructure and reservoirs. The cumulative impacts of all sources of flooding should be considered.</p> <p>Where possible, development proposals should reduce overall flood risk. Particular attention will be paid to those areas of the district that have experienced flooding in the past.</p> <p>Development proposals must, where required by national policy, be accompanied by a site-specific flood risk assessment. Development in areas of flood risk will, where relevant, be required to meet national sequential and exceptional tests.</p> <p>Development classified as ‘Highly vulnerable’ will not be permitted within areas at 1:100 or greater flood extents now or in the future (flood zone 3a, 3b and equivalent). Development classified as ‘more vulnerable’ will not be permitted within areas of 1:30 flood extents now or in the future (flood zone 3b and equivalent).</p> <p>Where flood management and mitigations are proposed to be utilised within a development, <b><u>proposals should prioritise the use of natural flood management and nature-based solutions and be designed to maximise wildlife and habitat opportunities.</u></b> soft flood management methods are preferred over hard engineered solutions.</p> <p><b>Sustainable Drainage</b><br/>Surface water drainage schemes must be implemented in all new development, including replacement structures and brownfield development unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Wherever possible, Sustainable Drainage Systems (SuDS) should be utilised within these surface water systems. SuDS must be incorporated into major development surface water drainage schemes. To mitigate flood risk both on and off-site, surface water drainage system discharge rates should be restricted to the equivalent Greenfield Qbar runoff rate or as close as practically possible, but never greater than 2 litres per second per hectare (2l/s/Ha).</p> <p><b><u>Development proposals should assess surface water drainage in accordance with national policy and guidance. Development proposals should incorporate sustainable drainage systems (SuDS) to manage surface water drainage and to provide multiple benefits.</u></b></p> <p>Arrangements for the maintenance and management of <b><u>surface water</u></b> drainage systems <b><u>and SuDS</u></b> for their lifetime must also be identified through a maintenance and management plan, to be secured by condition at planning application stage.</p> <p>New development will be required to make suitable provision for surface water drainage to ground, watercourses or surface water sewer. Surface water drainage to the foul sewer will be resisted in order to maximise the capacity of foul sewage to reduce the risk of sewer flooding. For the redevelopment of brownfield sites, any surface water drainage to the foul sewer should be disconnected, unless it can be shown no other feasible drainage option is available and that the Water Authority agree to the connection.</p> <p>Surface water drainage should be sensitively designed and located, wherever possible, to promote the improvement of biodiversity, enhance landscape and create good quality spaces that improve public amenities. Green infrastructure will be incorporated, where possible, to improve biodiversity and water quality. Where relevant, proposed surface water drainage would need to be carefully designed to ensure that the bird strike risk to Gatwick airport is not increased and the safety of the airport is not compromised.</p> <p>The preferred hierarchy of managing surface water drainage from any development is:<br/>1. Infiltration Measures;<br/>2. Attenuation and discharge to watercourses; and if these cannot be met,<br/>3. Discharge to surface water only sewers.</p> <p>Land that is considered to be required for current and future flood management and/or sustainable drainage will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies. Any land located within the functional flood plan (1:30-year flood extent from any source) will be safeguarded from development.</p> |
| MM5                    | DPS5: Water Neutrality        | Delete Supporting text and policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| MM6                                                  | DPS6: Health and Wellbeing                          | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                      |                                                     | <p>[...]</p> <p>Take opportunities to increase community connectivity and social inclusion such as by providing spaces for the community to gather, <b>exercise</b>, socialise and interact</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CHAPTER 9 Natural Environment & Green Infrastructure |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| MM7                                                  | DPN1 Biodiversity, Geodiversity and Nature Recovery | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                      |                                                     | <p>[...]</p> <p><del>Areas identified as opportunities and priorities for nature recovery will be safeguarded from inappropriate development. Development will need to demonstrate that it will not harm or adversely affect an area or areas identified as opportunities and priorities for nature recovery.</del></p>                                                                                                                                                                                                                                                                                                                                             |
| MM8                                                  | DPN2: Biodiversity Net Gain                         | <b>Supporting Text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                      |                                                     | <p>[...]</p> <p>The mitigation hierarchy set out in the National Planning Policy Framework should be followed: firstly by avoiding harm to biodiversity, then providing mitigation with compensation as a last resort. Biodiversity net gain is an additional requirement and should only be applied after impacts of development on nature conservation sites, habitats and species have first been avoided. Where impacts are unavoidable, these must be sufficiently mitigated and compensated before biodiversity net gain is applied. <b>Regard should also be had to the Biodiversity Gain Hierarchy as set out in legislation and national guidance.</b></p> |
|                                                      |                                                     | <p>[...]</p> <p>Add new penultimate paragraph as follows:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                      |                                                     | <p><u>In line with Aerodrome Safeguarding Requirements any proposed biodiversity net gain should be carefully designed to ensure that the bird strike risk to Gatwick Airport is not increased and the safety of the airport is not compromised.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                      |                                                     | <p>The Council will publish further guidance [...]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                      |                                                     | <b>Policy wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                      |                                                     | <p>[...]</p> <p><b>Principles of Biodiversity Net Gain</b></p> <p>[...]</p> <p>Biodiversity net gain, including off-site biodiversity net gain, <del>will be expected to</del> <b>should</b> where possible, align with and meet the objectives and priorities of the Nature Recovery Network, Local Nature Recovery Strategy and other relevant local strategies, contributing and connecting to wider ecological networks and green and blue infrastructure. Consideration will need to be given to landscape character when developing proposals for biodiversity net gain.</p> <p>[...]</p> <p><b>Level of Biodiversity Net Gain</b></p> <p>[...]</p>           |

| Modification reference | District Plan section/ policy       | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|                        |                                     | <p>The biodiversity net gain calculation and assessment <b>metric</b> must be submitted in full and in an editable version with the application for development together with evidence that explains and supports the conclusions of the assessment. <b>All habitats selected and condition assessments must be supported by survey data, including relative abundances, quadrats and high quality quadrat photographs, to enable scrutiny and verification of results.</b></p> <p>The minimum percentage of biodiversity net gain <del>required</del> <u>provided</u> will be 10% as set out in legislation (or as amended by the government) <del>or greater where it is required in another policy</del>. The Council will encourage a higher level of biodiversity net gain and developments must seek to maximise opportunities, especially where development is located in or in proximity to areas identified for nature recovery, the Biodiversity Opportunity Areas, irreplaceable habitats or priority habitats</p> <p><del>A minimum percentage of biodiversity net gain of 20% will be required for Significant Sites and for the Significant Sites allocations in this Plan DPSC1 – DPSC3.</del></p> <p>Opportunities to secure biodiversity net gain in exempted development will be supported.</p> <p><b>Location of Biodiversity Net Gain</b></p> <p>Biodiversity net gain should be provided on-site wherever possible. Off-site measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, <del>all reasonable opportunities to achieve measurable net gains on-site have been exhausted or where greater ecologically meaningful gains can be delivered off-site where the improvements can be demonstrated to be deliverable and are consistent with the Local Nature Recovery Strategy and/or a local recovery network.</del></p> <p>[...]</p> |
| MM9                    | DPN3: Green and Blue Infrastructure | <p><b>Supporting text</b></p> <p>[...]</p> <ul style="list-style-type: none"> <li>Railway corridor throughout the district</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| MM10                   | DPN4: Trees, Woodland and Hedgerows | <p><b>Supporting text</b></p> <p>[...]</p> <p>The District Plan recognises this contribution and will support the protection of trees, woodland and hedgerows, and their soils, as well as encouraging <b>establishment which includes natural colonisation and</b> new planting. Development will be required to incorporate trees, woodland and hedgerows into the design and landscaping of a scheme</p> <p>[...]</p> <p><del>Where it is deemed and robustly demonstrated there will be unavoidable residual damage or loss to ancient woodland, the measures taken to compensate for this must be of a scale and 76 quality commensurate with loss of irreplaceable habitat. However, it is important that any new woodland is created in the right place with the right species so the primary objective is to protect ancient woodland and prevent its loss or damage.</del></p> <p><b><u>To protect soils for the health of a tree or hedgerow and for carbon storage benefits, as a minimum, the root protection area and/or the canopy and/or the required buffer zone will be protected. The specific area to be protected will be determined on a case-by-case basis as it will depend on a number of factors such as the species and age of the tree.</u></b></p> <p><b>Policy wording</b></p> <p>Trees, woodland and hedgerows <del>will be protected because they</del> are valuable natural capital assets including for biodiversity, nature recovery, green infrastructure, health and wellbeing, and increasing resilience to the effects of climate change.</p> <p><b>Protection of trees, woodland and hedgerows</b></p>                                                                                                                                                                                                                                                                          |

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|                        |                                    | <p><del>The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting.</del> As an irreplaceable habitat, ancient woodland and ancient or veteran trees and their soils will be protected. Where ancient wood pasture and historic parkland are identified, these areas will have the same consideration as other forms of ancient woodland.</p> <p>[...]</p> <p><b>New trees, woodland and hedgerows</b></p> <p><b><u>The Council will encourage the establishment of trees, woodlands and hedgerows which includes natural colonisation and new planting.</u></b></p> <p>[...]</p> <p><b>Development and trees, woodland and hedgerows</b></p> <p>[...]</p> <p>8. Takes opportunities to <b>establish and</b> plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change</p> <p>[..]</p> <p><b>Works to trees and hedgerows</b></p> <p>[...]</p> <p>The felling of protected or established trees will only be permitted if there is no appropriate alternative. Where a protected or established tree or group of trees is felled, a replacement tree or group of trees, on a <del>greater than</del> 1:1 basis <b>or greater as appropriate in the circumstances</b>, and of an appropriate size and type, will normally be required.</p> <p><b>Use of buffer zones</b></p> <p>Development must be ... To avoid damage to hedgerows, <b>erosion of their ecological functionality</b> and a reduction in <del>it's</del> <del>their</del> resilience to change, and .....hedgerows.</p> <p>[....]</p> <p>Buffer zones will be..... such as residential gardens. <b>Sustainable drainage systems will only be approved if they do not affect root protection areas and any change to the water table does not negatively affect ancient woodland or ancient and veteran trees, including their soils.</b> These requirements.... or guidance.</p> |
| MM11                   | DPN8: Light Impacts and Dark Skies | <b>Supporting Text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                        |                                    | <p>Add new fourth paragraph:</p> <p><b><u>Development proposals should take into account the Institute of Lighting Professionals Guidance, in particular (or as updated) GN01/21 The Reduction of Obtrusive Light (particularly with regard to the classification of AONBs as Environmental Zone E1), ILP GN08/23 Guidance Note 8: Bats and Artificial Lighting and other relevant guidance, including the High Weald AONB Management Plan.</u></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                        |                                    | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                        |                                    | <p>[...]</p> <p><b><u>6. Aerodrome Safeguarding Requirements have been met and that there will be no impact on air safety.</u></b></p> <p>[...]</p> <p><del>Development proposals will need to take into account the Institute of Lighting Professionals guidance and other relevant guidance.</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| MM12                   | DPN9: Air Quality                  | <b>Supporting Text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|                        |                                               | <p>Mid Sussex District has one Air Quality Management Area (AQMA) at Stonepound Crossroads in Hassocks. It was declared in 2012 due to high levels of nitrogen dioxide and exceedances are attributed to the topography of the area and the volume of road traffic. Since the AQMA was declared there has been an overall reduction in measured nitrogen dioxide and various measures have been implemented designed to limit the exceedance of nitrogen dioxide air quality objective.</p> <p>Air quality is also a consideration for the nationally and internationally designated Ashdown Forest SPA and SAC. Development proposals likely to result in increased traffic may be expected to demonstrate how many air quality impacts have been considered. Further assessment may be required in a Habitats Regulations Assessment. <b>Policy DPC6: Ashdown Forest SPA and SAC provides further information.</b></p> <p>[...]</p> <p><b>Policy Wording</b></p> <p>[...]</p> <p>Ashdown Forest SPA and SAC</p> <p>In order to prevent adverse effects on the integrity of the Ashdown Forest SPA and SAC, new development likely to result in increased traffic may be expected to demonstrate how any air quality impacts, including in combination impacts, have been considered in relation to the Ashdown Forest SPA and SAC. Any development likely to have an adverse effect on the integrity of the Ashdown Forest SPA and SAC, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid any potential adverse effects on the integrity of the Ashdown Forest SPA and SAC. If any potential adverse effects on the integrity of the Ashdown Forest SPA and SAC cannot be avoided, then mitigation for any potential adverse effects on the integrity of the Ashdown Forest SPA and SAC will be required.</p> |
| CHAPTER 10 Countryside |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| MM13                   | DPC5 Setting of the South Downs National Park | <p><b>Policy Wording</b></p> <p>Development <del>within</del> <b>on</b> land that contributes to the <del>characteristics</del> <b>setting</b> of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park. <del>, and the views, outlook and aspect, into and out of the National Park by virtue of the development's location, scale, form or design.</del></p> <p>Development proposals in the setting of the National Park should be sensitively located and designed, <del>be consistent with National Park purposes, should not adversely affect transitional landscape character, and must not significantly harm the National Park or its setting.</del> <b>to avoid or minimise adverse impacts on the designated area including the views, outlook and aspect, into and out of the National Park by virtue of the development's location, scale, form or design.</b></p> <p><b>Development proposals should</b> be consistent with National Park purposes <b>and</b>, should not adversely affect transitional landscape character. <del>, and must not significantly harm the National Park or its setting.</del></p> <p>[...]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| MM14                   | DPC6: Ashdown Forest SPA and SAC              | <p><b>Supporting Text</b></p> <p>[...]</p> <p>A programme of monitoring will allow adjustments to be made to the overall mitigation strategy if necessary to ensure its continued effectiveness; this may include the SANG and SAMM requirements and the zone of influence. To ensure that the impact of development in the district is fully assessed and applying the precautionary principle <b>in accordance with the Habitats Regulations and the advice of Natural England, residential</b> development proposed adjacent or near to the boundary of the 7km zone of influence may still require mitigation. This may reflect evidence of the pattern and origin of visitors to Ashdown Forest through the visitor surveys undertaken as part of the SAMM Strategy. Such proposals will be dealt with on a case-by-case basis and assessed through a site-specific Habitats Regulations Assessment <b>at the planning application stage</b>. Should a Habitats Regulations Assessment conclude that mitigation is required for development adjacent or near to the boundary of the 7km zone of influence, for example, because of its size and/or the likelihood of new residents visiting Ashdown Forest, then mitigation requirements are likely to be in the form of SANG and SAMM in line with the strategic solution.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Modification reference       | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|                              |                               | <p>In terms of atmospheric pollution, it is not necessary to include any mitigation measures in this Plan, however, all planning applications will need to be assessed to consider any air quality impacts and to prevent adverse effects on the integrity of the Ashdown Forest SPA and SAC <b>in accordance with the Habitats Regulations</b> to prevent adverse effects on the integrity of the Ashdown Forest SPA and SAC. <b>Development allocated in this Plan has been assessed through the plan-level Habitats Regulations Assessment, however, windfall development, particularly that of a large scale and/or quantum, may need to provide additional information at the planning application stage. Information on the amount of traffic likely to be generated by the proposal and the likely number of trips through Ashdown Forest will be required so that any air quality impacts can be assessed.</b></p> <p><b>Policy Wording</b></p> <p>In order to prevent adverse effects on the integrity of the Ashdown Forest SPA and SAC, new development likely to have an adverse effect <b>on integrity</b>, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.</p> <p><b>Recreational pressure</b><br/>Mitigation requirements for recreational pressure impacts will be sought in accordance with the strategic solution for the Ashdown Forest SPA and SAC in force at the time of the application. The zone of influence and mitigation requirements may be subject to revision to take account of new evidence on visitor patterns or monitoring.</p> <p>Within a 400 metres buffer zone around <b>the</b> Ashdown Forest <b>SPA</b>, mitigation measures are unlikely to be capable of protecting the integrity of the SPA and, therefore, residential development will not be permitted.</p> <p>[...]</p> <p><b>Where development proposed outside the 7km zone of influence is of such a size or nature that it is likely to have an adverse effect on the integrity of the Ashdown Forest SPA and SAC, mitigation measures will be required.</b> Development outside of the zone of influence but proposed adjacent or near to the boundary of the zone of influence may require mitigation for the SPA. Such proposals for development will be dealt with on a case-by-case basis and assessed through a site-specific Habitats Regulations Assessment at the application stage. Should mitigation be necessary, the mitigation requirements are likely to be in the form of SANG and SAMM in line with the strategic solution.</p> <p><b>Air Quality</b><br/>New <b>windfall</b> development <b>(that is, development that is not allocated in this Plan)</b> likely to result in increased traffic <b>through Ashdown Forest</b> will need to be assessed through a site-specific Habitats Regulations Assessment at the application stage to consider any air quality impacts and to prevent adverse effects on the integrity of the Ashdown Forest SPA and SAC.</p> |
| Chapter 11 Built Environment |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| MM15                         | DPB1: Character and Design    | <p><b>Supporting Text</b></p> <p>[...]<br/>..and the High Weald Colour Study.</p> <p><b>Many of the principles featured within the Mid Sussex Design Guide SPD are directly relevant to 20 minute neighbourhood principles and will help deliver places that connect communities to each other and the facilities and services they need to access; a place where people can thrive without having to rely solely on the car. The concept of a 20-minute neighbourhood seeks to create compact and connecting neighbourhoods where people can access essential services, amenities and recreational opportunities. They are intended to improve the quality of local environments by providing services and facilities within a proximity such that they can be reached by walking, wheeling, cycling or by public transport. The Town and County Planning Association (TCPA) has produced a ‘Guide to 20-minute Neighbourhoods’ (March 2021)<sup>1</sup> which provides guidance and information on the features which make up a 20-minute neighbourhood and how to successfully implement in existing places and when planning new large scale developments. Consideration to this concept should be given in the development of schemes as far as relevant.</b></p> <p><b>Policy Wording</b></p> <p><b>Applicants should have regard to</b> All new development must be designed in accordance with the Mid Sussex Design Guide Supplementary Planning Document (SPD) <b>in the design of new development.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Modification reference | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|                        |                               | <p>[...]</p> <p>All development proposals <b>should have regard to the following principles in the design of new development and the Council’s ambitions around integrating the concept of 20-minute neighbourhoods, commensurate with the size and location of the proposals.</b> will be required to demonstrate all of the following, to ensure that development:</p> <p>[...]</p> <p><b>Layout, Streets and Spaces</b></p> <p>3.Includes appropriate landscaping and greenspace, providing a main area of open space where it is most accessible and central to the scheme where relevant<sup>18</sup>; Design a development that supports a diverse community that meets the local needs of the district;</p> <p><b><u>4. Provides good quality green open spaces and green infrastructure that connects to existing provision of open spaces and green infrastructure. For major residential and mixed-use proposals, a green infrastructure plan is required that:</u></b></p> <p><b><u>a) maximises opportunities to retain existing trees;</u></b></p> <p><b><u>b) incorporates new trees (i.e. in parks and community orchards), including delivering tree-lined streets;</u></b></p> <p><b><u>c) protects existing open spaces and gardens that contribute to the character of the area; and</u></b></p> <p><b><u>d) explores opportunities to support food growing including through the provision of allotments or community gardens;</u></b></p> <p>5. 4.Contributes positively to, and clearly defines, public and private realms and designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance</p> <p><del>Incorporates a green infrastructure plan that maximises opportunities to retain existing trees and incorporate new trees (i.e. in parks and community orchards), including delivering tree-lined streets and protects open spaces and gardens that contribute to the character of the area.</del></p> <p>6. 5. Incorporates well integrated parking and servicing areas that do not dominate the street environment, particularly where high density housing is proposed.</p> <p><u>7. Incorporates opportunities to improve access to local employment, community health and wellbeing facilities, either by connecting to existing facilities or providing new ones.</u></p> <p><b>Establishing the Structure</b></p> <p><b><u>78. Provides a layout which prioritises active and sustainable travel, delivering high-quality, well connected paths, street and spaces which</u></b> is organised around sustainable transport principles and creates a pedestrian and cyclist - friendly layout that is safe, well connected, legible and accessible.</p> <p>[...]</p> <p><del>20-minute neighbourhoods</del></p> <p><del>11. Major residential and mixed-use proposals must demonstrate how they will deliver a scheme which embeds the 20-minute neighbourhood principles<sup>20</sup> and local living, taking account of the existing settlement pattern services, creating high quality active/ sustainable travel connections to existing services and where appropriate making provision of new. Proposals must address all of the following:</del></p> <p><del>a) Deliver diverse and affordable homes and design a development for all ages, supporting a diverse community.</del></p> <p><del>b) Provide a layout which prioritises active and sustainable travel, delivering high-quality, well-connected paths, streets and spaces.</del></p> <p><del>c) Provide good quality green spaces and green infrastructure in the right places and connect to existing provision.</del></p> |

| Modification reference       | District Plan section/ policy             | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|                              |                                           | <p>d) <del>Provide food growing opportunities.</del></p> <p>e) <del>Exploit opportunities to improve access to local employment, community health and wellbeing facilities, either by connecting to existing facilities or providing new.</del></p> <p>f) <del>Support home working through measures including advanced digital infrastructure</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| MM16                         | DPB4: Aerodrome Safeguarding Requirements | <b>Policy Wording</b><br><del>All development proposals will be required to demonstrate that development complies with Aerodrome Safeguarding requirements to ensure that the</del> <b>should not compromise</b> operational integrity and safety of Gatwick Airport <del>are not compromised.</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Chapter 12: Transport</b> |                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| MM17                         | DPT1: Placemaking and connectivity        | <b>Supporting Text</b><br><p>Strategic objectives..... destinations. Paragraph 105 of The National Planning...</p> <p>[...]</p> <p>The District Plan seeks to deliver development which <del>embodies</del> <b>have regard to</b> the principles <b>Council's ambitions around integrating the concept</b> of a 20 minute neighbourhoods which make it .....</p> <p>[...]</p> <p>In accordance with paragraph 113 of the NPPF, developments ...Approved schemes, <b>including significant sites</b>, will then be ..... of travel movements <b>their trip generation</b> in and out of the site by all modes at all relevant access points <b>and travel plan measures</b>, to enable enforcement.....</p> <p>[..]</p> <p>In accordance with paragraph 112 of the NPPF, priority....</p> <p>[...]</p> <p>paragraph 12</p> <p>...Developments should <b>have regard to the Council's ambitions for integrating the concept of 20-minute neighbourhoods</b> <del>embody the 20-minute neighbourhood principles</del>, enabling local living through provision of advanced digital infrastructure and ensuring that the capacity, layout, and design of these sustainable networks meet the needs of local residents so that new communities have a genuine opportunity to embrace more sustainable travel habits from the outset.</p> <p>[...] two new paragraphs at end of supporting text</p> <p>The Council has worked with West Sussex County Council and National Highways to understand what schemes are required arising from District Plan growth, to cost the schemes and to discuss the delivery of these schemes with developers. Based on the current transport evidence, there is clarity and certainty around the active travel measures and sustainable transport measure; however, it is acknowledged that there is less clarity around the need for physical junction improvements on the Strategic Road Network. The position from National Highways, however, is that if the physical junction improvements are required, the requirement is expected to be at the back end of the plan period (2037 onwards).</p> <p>All the identified schemes are within the tolerance for infrastructure contributions that's accounted for in the viability assessment. The monitor and manage approach will ensure that we know whether the active travel measures and sustainable transport measures are delivering at the anticipated rate, or exceeding performance, so that the physical junction improvements aren't needed; or as the development is built out, at a certain point in time there will be a need for these physical junction improvements to be implemented.</p> |
|                              |                                           | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Modification reference | District Plan section/ policy                     | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                        |                                                   | <p>[...]</p> <p>1. Development that is likely to generate significant amounts of movement and/or have a significant impact on the transport network shall provide a Transport Assessment/Statement, Sustainable Transport Strategy and Travel Plan to identify appropriate mitigation <b>measures to manage demand and minimise the need for new and improved transport infrastructure as part of the monitor and manage process</b>, and demonstrate how development will be accompanied by the necessary sustainable infrastructure to support it and to accord with the requirements of the NPPF.</p> <p>[...]</p> <p>4. Development shall create liveable communities which <b>have regard to the Council’s ambitions around integrating the concept of</b> <del>embody</del> the 20-minute neighbourhoods <b>in line with Policy DPB1, principles</b>,<sup>4</sup> demonstrate accordance with the movement hierarchy and deliver attractive, healthy places that have a permeable street network within the site, connecting to existing networks and services, with clearly defined street hierarchies that are safe, and incorporate green infrastructure, particularly on walking and cycling routes, whilst ensuring they are designed for all users and supporting desirable opportunities for people to choose not to travel by car.</p> <p>5. <del>Development must integrate relevant requirements of Chapter 4 of</del> <b>Applicants should have regard to</b> the Mid Sussex Design Guide SPD and be designed to prioritise sustainable and active modes of travel and define a clear street hierarchy, providing safe and convenient routes for walking, wheeling and cycling through the development and linking with existing and enhanced networks beyond, including schemes identified in Local Cycling &amp; Walking Infrastructure Plans, before the highway layout is planned.</p> <p>[...]</p> |
| MM18                   | DPT2 Rights of Way                                | <p><b>Policy Wording</b></p> <p>Rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring master-planning of new development takes full account of existing provision at the early design stage, <b>to provide necessary enhancements to meet user needs and</b> demonstrate it does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes.</p> <p>[...]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| MM19                   | DPT3: Active and Sustainable Travel               | <p><b>Policy Wording</b></p> <p>[...]</p> <p>1. Embedding the principles of 20-minute neighbourhoods, development must demonstrate that the proposal accords with the movement hierarchy and provide high quality, attractive, fit for purpose and convenient active travel infrastructure within the development which links to existing networks, key facilities and services and <del>builds on schemes</del> <b>to deliver relevant schemes local to the site</b>, identified in the Mid Sussex and West Sussex (and where relevant, neighbouring authority’s) Local Cycling and Walking Infrastructure Plan (LCWIP), along with suggested routes in the West Sussex Walking and Cycling Strategy 2016-2026 Appendix 1, and any subsequent Active Travel Strategy.</p> <p>2. Where <b>appropriate and</b> feasible, exploiting opportunities to improve active travel connections between settlements to enable communities to access services in nearby towns and villages by non-car modes, including negotiation of ‘Quiet Lanes’ to reduce car speeds.</p> <p>[...]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| MM20                   | DPT4: Parking and Electric Vehicle Infrastructure | <p><b>Policy Wording</b></p> <p>[...]</p> <p>2. Parking associated with all new residential development <del>with a layout to</del> <b>that demonstrates</b> the relevant requirements of Schedule 1 Part S of the Building Regulations regarding Electric Vehicle Charging <del>are</del> <b>can be</b> met.</p> <p>[...]</p> <p>4. <del>Be delivered in accordance with</del> <b>Have regard to</b> the most up to date WSCC EV Charging Strategy.</p> <p>[...]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

<sup>4</sup> [https://www.tcpa.org.uk/wp-content/uploads/2021/11/final\\_20mnguide-compressed.pdf](https://www.tcpa.org.uk/wp-content/uploads/2021/11/final_20mnguide-compressed.pdf)

| Modification reference                                                                       | District Plan section/ policy             | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
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| CHAPTER 13 Economy                                                                           |                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| MM21                                                                                         | DPE2 Existing Employment Sites            | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
|                                                                                              |                                           | <p><b>Protection</b></p> <p>[...]</p> <p>The Council will seek to retain and enhance Existing Employment Sites and premises <b>(including those shown on the Policies Map)</b> for their existing authorised uses within Use Classes B2, B8, E, or Sui Generis uses of an employment character.</p> <p>[...]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| MM22                                                                                         | DPE3 Employment Allocations               | <b>Supporting Text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
|                                                                                              |                                           | <p>The Economic Growth Assessment <b>Focussed Update Report (March 2022-July 2026)</b> identifies employment need over the plan period. This is based on demographic data and employment growth projections aligned with forecast housing growth set out in policy DPH1: Housing. The latest growth projections identify no outstanding residual employment need against the <b>Labour Supply scenario</b>, as there is sufficient supply (e.g. planning permissions and allocations) already planned for.</p> <table><tr><th>Use Class</th><th>Requirement (ha)</th><th>Committed Supply (ha)</th><th>Over-Supply / Deficit (ha)</th></tr><tr><td><del>Office – E(g)(i)/(iii)</del></td><td><del>3.4</del></td><td><del>4.9</del></td><td><del>+1.5</del></td></tr><tr><td><del>E(g)(i)/(ii): Office</del></td><td><del>3.1 to 3.6</del></td><td><del>5.2</del></td><td><del>+1.6 to +2.4</del></td></tr><tr><td><del>Light Industrial – E(g)(iii)</del></td><td><del>29.6</del></td><td><del>12.9</del></td><td><del>-9</del></td></tr><tr><td><del>E(g)(iii) / B2: Light and General Industrial</del></td><td><del>15.1 to 17.7</del></td><td><del>18.7</del></td><td><del>+1.0 to +3.6</del></td></tr><tr><td><del>General Industrial – B2</del></td><td><del>-7.7</del></td><td><del>12.9</del></td><td><del>-9</del></td></tr><tr><td><del>B8: Storage and Distribution</del></td><td><del>12.9 to 15.3</del></td><td><del>20.3</del></td><td><del>+5.0 to +7.4</del></td></tr><tr><td><del>Storage and Distribution – B8</del></td><td><del>1.8</del></td><td><del>18.9</del></td><td><del>+17.1</del></td></tr><tr><td><del>Mixed B1</del></td><td><del>N/A</del></td><td><del>7.6</del></td><td><del>N/A</del></td></tr><tr><td><del>Mixed B1</del></td><td><del>n/a</del></td><td><del>7.6</del></td><td><del>+7.6</del></td></tr><tr><td><del>E(g)(iii)/B2/B8: Combined Light / General Industrial and Storage and Distribution</del></td><td><del>28.0 to 33.0</del></td><td><del>39.0</del></td><td><del>+6.0 to +11.0</del></td></tr><tr><td><del>TOTAL</del></td><td><del>27.1</del></td><td><del>44.3</del></td><td><del>+17.2</del></td></tr><tr><td></td><td><del>59.1 to 69.6</del></td><td><del>90.8</del></td><td><del>+13.6 to +24.4</del></td></tr></table> | Use Class                  | Requirement (ha) | Committed Supply (ha) | Over-Supply / Deficit (ha) | <del>Office – E(g)(i)/(iii)</del> | <del>3.4</del> | <del>4.9</del> | <del>+1.5</del> | <del>E(g)(i)/(ii): Office</del> | <del>3.1 to 3.6</del> | <del>5.2</del> | <del>+1.6 to +2.4</del> | <del>Light Industrial – E(g)(iii)</del> | <del>29.6</del> | <del>12.9</del> | <del>-9</del> | <del>E(g)(iii) / B2: Light and General Industrial</del> | <del>15.1 to 17.7</del> | <del>18.7</del> | <del>+1.0 to +3.6</del> | <del>General Industrial – B2</del> | <del>-7.7</del> | <del>12.9</del> | <del>-9</del> | <del>B8: Storage and Distribution</del> | <del>12.9 to 15.3</del> | <del>20.3</del> | <del>+5.0 to +7.4</del> | <del>Storage and Distribution – B8</del> | <del>1.8</del> | <del>18.9</del> | <del>+17.1</del> | <del>Mixed B1</del> | <del>N/A</del> | <del>7.6</del> | <del>N/A</del> | <del>Mixed B1</del> | <del>n/a</del> | <del>7.6</del> | <del>+7.6</del> | <del>E(g)(iii)/B2/B8: Combined Light / General Industrial and Storage and Distribution</del> | <del>28.0 to 33.0</del> | <del>39.0</del> | <del>+6.0 to +11.0</del> | <del>TOTAL</del> | <del>27.1</del> | <del>44.3</del> | <del>+17.2</del> |  | <del>59.1 to 69.6</del> |
| Use Class                                                                                    | Requirement (ha)                          | Committed Supply (ha)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Over-Supply / Deficit (ha) |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| <del>Office – E(g)(i)/(iii)</del>                                                            | <del>3.4</del>                            | <del>4.9</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <del>+1.5</del>            |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| <del>E(g)(i)/(ii): Office</del>                                                              | <del>3.1 to 3.6</del>                     | <del>5.2</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <del>+1.6 to +2.4</del>    |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| <del>Light Industrial – E(g)(iii)</del>                                                      | <del>29.6</del>                           | <del>12.9</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <del>-9</del>              |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| <del>E(g)(iii) / B2: Light and General Industrial</del>                                      | <del>15.1 to 17.7</del>                   | <del>18.7</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <del>+1.0 to +3.6</del>    |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| <del>General Industrial – B2</del>                                                           | <del>-7.7</del>                           | <del>12.9</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <del>-9</del>              |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| <del>B8: Storage and Distribution</del>                                                      | <del>12.9 to 15.3</del>                   | <del>20.3</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <del>+5.0 to +7.4</del>    |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| <del>Storage and Distribution – B8</del>                                                     | <del>1.8</del>                            | <del>18.9</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <del>+17.1</del>           |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| <del>Mixed B1</del>                                                                          | <del>N/A</del>                            | <del>7.6</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <del>N/A</del>             |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| <del>Mixed B1</del>                                                                          | <del>n/a</del>                            | <del>7.6</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <del>+7.6</del>            |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| <del>E(g)(iii)/B2/B8: Combined Light / General Industrial and Storage and Distribution</del> | <del>28.0 to 33.0</del>                   | <del>39.0</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <del>+6.0 to +11.0</del>   |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| <del>TOTAL</del>                                                                             | <del>27.1</del>                           | <del>44.3</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <del>+17.2</del>           |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
|                                                                                              | <del>59.1 to 69.6</del>                   | <del>90.8</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <del>+13.6 to +24.4</del>  |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
| MM23                                                                                         | DPE4: Town and Village Centre Development | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |
|                                                                                              |                                           | <p>[...]</p> <p><b>Local Threshold for Retail Impact Assessments</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                            |                  |                       |                            |                                   |                |                |                 |                                 |                       |                |                         |                                         |                 |                 |               |                                                         |                         |                 |                         |                                    |                 |                 |               |                                         |                         |                 |                         |                                          |                |                 |                  |                     |                |                |                |                     |                |                |                 |                                                                                              |                         |                 |                          |                  |                 |                 |                  |  |                         |

| Modification reference | District Plan section/ policy                            | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|                        |                                                          | Planning applications proposing the construction of 500m <sup>2</sup> or more gross floorspace for the sale of convenience or comparison goods outside a town centre, <del>including on allocated sites</del> <b>except for allocated sites where a specific retail floorspace figure is given</b> ; must be accompanied by a Retail Impact Assessment which demonstrates that they would not have a significant adverse impact on a town/ village centre as defined on the <b>Mid Sussex District Plan</b> Policies Map <b>or equivalently defined on the policies maps accompanying development plans for neighbouring authorities</b> , either on their own or cumulatively in the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| MM24                   | DPE5: Within Town and Village Centre Boundaries          | <b>Policy Wording</b><br>3. Delivery lockers where <del>they it can be demonstrated that their installation would enhance the vitality and viability of the centre and</del> would not restrict accessibility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| MM25                   | DPE6: Development within Primary Shopping Areas          | <b>Policy Wording</b><br><del>3. New developments for retail, food and beverage, and associated services uses (Use Class E(a), (b), (c)) within the Primary Shopping Area will be supported with the implementation of restrictions to maintain the mix of uses as permitted to ensure the vitality and viability of the centre is not harmed.</del> <b>New developments for retail, food and beverage, and service uses compatible with the Primary Shopping Area will be supported.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| MM26                   | DPE8:Sustainable Rural Development and the Rural Economy | <b>Policy Wording</b><br>[...]<br>1. New <del>small-scale</del> * economic development, and extensions to existing facilities, including leisure and tourism-related development, within the countryside will be permitted provided all of the following apply:<br>a) <del>It supports sustainable growth and the vitality of all types of businesses in the rural economy.</del><br>b) It involves conversion of existing buildings and/or well-designed new buildings, where possible on previously developed sites.<br>c) It maintains or where possible enhances the quality of the rural setting.<br>[...]<br><b>3.f Development proposals should demonstrate the suitability of the local road network to serve the proposed development.</b><br>[...]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| MM27                   | DPE9: Sustainable Tourism and the Visitor Economy        | <b>Supporting Text</b><br>[...]<br>Add new final sentence:<br><b><u>There should be engagement between the Bluebell Railway, Network Rail and any freight operators with an interest in this route to ensure a collaborative approach to bringing the railway back into use.</u></b><br><b>Policy Wording</b><br>[...]<br>5. Evidence <b><u>that the site is unsuitable for continuing tourism accommodation as a result of its size, design, layout, location or its impact on its surroundings, and that greater planning benefits will be achieved through the proposed change of use or redevelopment.</u></b> <del>of the suitability of the site to accommodate the alternative visitor use.</del><br>[...]<br><b>New tourism accommodation and attractions</b><br>Development proposals for new tourism accommodation* and attractions, or expansions or improvements to existing tourism accommodation* and attractions, will be supported where they <b>meet the requirements of other relevant development plan policies.</b> <del>are not in conflict with Policy DPC1: Protection and Enhancement of the Countryside, Policy DPC4: High Weald Area of Outstanding Natural Beauty and Policy DPE8: Sustainable Rural Development and the Rural Economy, and where all of the following are demonstrated:</del><br>7. <del>It increases the range and/or quality of tourist facilities.</del><br>8. <del>There would be no harm on highway safety or severe residual cumulative impacts on the road network.</del> |

| Modification reference     | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|                            |                               | <p><del>9. It encourages sustainable travel opportunities.</del></p> <p><del>10. It will not adversely affect the character, landscape, biodiversity, historical significance, appearance and amenity of the area, or cause loss or harm to irreplaceable habitats.</del></p> <p><del>11. Opportunities are taken to use existing buildings where possible.</del></p> <p><del>12. The design and layout of the proposals, including ancillary facilities, are sensitive to the existing character and setting.</del></p> <p><del>13. It does not have an adverse effect on residential amenity in the local area.</del></p> <p><del>14. It will not have an adverse effect on the vitality and viability of existing facilities in the locality or relevant assets of community value.</del></p> <p><del>15. It meets the requirements of other relevant development plan policies.</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>CHAPTER 14: Housing</b> |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| MM28                       | DPH1 Housing                  | <p><b>Supporting Text</b></p> <p><b>Housing Need</b><br/> The Local Housing Need (LHN) for housing is <del>19,620</del> <b>19,243</b> dwellings <del>(an average of 1,090 dwellings per annum).</del> <u>This has been calculated using the Standard Method and is based on a current LHN of 999 dwellings per annum (dpa) for future years, with past plan-period years reflecting the figure in place at that time (2021/22 – 2022/23: 1,090 dpa, 2023/24 – 2024-25: 1,039dpa).</u> <del>This figure has been calculated using the standard method and</del> There are no exceptional circumstances to justify an alternative approach.</p> <p><b>Unmet Need</b><br/> <u>Mid Sussex is primarily within the Northern West Sussex Housing Market Area (NWSHMA) alongside Crawley Borough and Horsham District. The three authorities have a long history of joint working and co-operation on strategic cross-boundary matters such as housing. The three authorities have worked together to ensure housing need in the NWSHMA could be met in full - the previously adopted Mid Sussex District Plan 2014-2031 made a contribution of approximately 1,500 dwellings towards unmet need arising in Crawley.</u><br/> <u>Crawley has an established unmet need of 7,505 dwellings. DPH1: Housing includes a contribution of <b>3,753</b> dwellings (50%) towards unmet need arising in Crawley. Horsham District Council is taking the same approach in its Local Plan to meet the remaining 50%.</u><br/> <u>There is also an overlap with the Coastal HMA in the southern part of Mid Sussex. There is unmet housing need arising from the Coast, particularly in Brighton &amp; Hove. Whilst the quantum will be established during preparation of Brighton &amp; Hove City Council’s forthcoming plan, it is likely to be significant. It is recognised by both Mid Sussex and Brighton &amp; Hove Councils that it is not for Mid Sussex (or any other individual authority) to meet this unmet need alone, and that a strategic response will likely be required. DPH1: Housing includes a contribution of <b>1,075</b> dwellings towards unmet need arising in this HMA.</u></p> <p><b>Housing Requirement</b><br/> <u>The housing requirement is <b>24,071</b> dwellings (an average of 1,267dpa over the whole plan period). This is made up of Mid Sussex LHN plus unmet need contributions towards Crawley and Brighton &amp; Hove.</u></p> <p><b>Housing Supply</b><br/> <u>As at 1<sup>st</sup> April 2023 2026 there were 9,921 8,054 commitments made up from planning permissions and development plan allocations that have yet to be implemented. In addition, there were 2,240 5,213 completions in the first two five years of the Plan. Therefore, to ensure the housing need requirement is met in full the District Plan needs to make provision for 7,459 x,xxx dwellings. The housing trajectory for the plan period can be found at Appendix 4.</u><br/> <u>The Council recognises the importance in ensuring that a rolling five-year housing land supply can be maintained throughout the plan period, to prevent the Plan going out of date. To that end, the Council is planning for an excess of housing supply over the housing requirement. This will ensure the plan is resilient should, for example, delivery not proceeding as predicted. DPH1: Housing includes a headroom figure of 766 dwellings. This does not form part of the housing requirement.</u><br/> <u>The strategic sites allocated in the 2018 District Plan are making good progress with the first completions on the Brookleigh site (previously known as the Northern Arc) taking place in 2022. Over two-thirds of the 600 homes are now completed at Pease Pottage and the on-site school is open, while the Clayton Mills site at Hassocks had its first completions during 2022/23.</u><br/> The spatial strategy of this Plan is to focus growth at locations that support the sustainability of existing settlements. This will be achieved through sustainable growth at existing settlements and for urban extensions that improve sustainability of existing settlements. Some smaller settlements, that are not currently sustainable, have the potential to accommodate high levels of growth, supported by improvements to infrastructure.</p> |

| Modification reference | District Plan section/ policy                                        | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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---------------------------------------------|----------------------|-------------|------------------------------------------|-----|-------------|-------------------------------------------------|----------------|--------------|---------------------------------------------|----------------------|--------------|-------------------------------------|----|--------------|------------------------------------|----|--------------|--------------------------------------|----------------------|--------------|------------------------------|-----|
|                        |                                                                      | <p>An Infrastructure Delivery Plan has been prepared to identify what infrastructure provision is needed and where and when it needs to be delivered to support the development and anticipated future growth identified in this Plan.</p> <p>To ensure the housing need is met in full, a number of additional housing sites have been allocated. These are a mix of Sustainable Communities (set out in the Sustainable Communities chapter) and Housing Sites (set out in the Allocations chapter). <u>The housing trajectory for the plan period can be found at Appendix 4.</u></p> <p><b>Sustainable Communities Sites</b></p> <table> <tr> <th>Policy Ref</th><th>Site</th><th>Yield to<br/><del>2039</del><br/>2040</th></tr> <tr> <td><b>DPSC1</b></td><td>Land to the West of Burgess Hill and North of Hurstpierpoint</td><td>1,350</td></tr> <tr> <td><b>DPSC2</b></td><td>Land at Crabbet Park</td><td><del>1,500</del><br/>1,950</td></tr> <tr> <td><b>DPSC3</b></td><td>Land to the south of Reeds Lane, Sayers Common</td><td><del>1,850</del><br/>2,000</td></tr> <tr> <td><b>DPSC4</b></td><td>Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common</td><td><del>33</del><br/>26</td></tr> <tr> <td><b>DPSC5</b></td><td>Land at Coombe Farm, London Road, Sayers Common</td><td>210</td></tr> <tr> <td><b>DPSC6</b></td><td>Land to the West of Kings Business Centre, Reeds Lane, Sayers Common</td><td><del>100</del><br/>80</td></tr> <tr> <td><b>DPSC7</b></td><td>Land at LVS Hassocks, London Road, Sayers Common</td><td><del>200</del><br/>210</td></tr> <tr> <td><b>MM92</b></td><td>West House Farm, Henfield Road, Sayers Common</td><td>325</td></tr> <tr> <td><b>MM93</b></td><td>Land east of Avtrade, Reeds Lane, Sayers Common</td><td>75</td></tr> <tr> <td><b>MM94</b></td><td>Land at Kingsland Lodge, London Road, Sayers Common</td><td>75</td></tr> <tr> <td colspan="2"><b>Total</b></td><td><b>5,243</b><br/><b>6,301</b></td></tr> </table> <p><b>Housing Allocations</b></p> <table> <tr> <th>Policy Ref</th><th>Site</th><th>Yield to<br/><del>2039</del><br/>2040</th></tr> <tr> <td><b>DPA1</b></td><td>Batchelors Farm, Keymer Road, Burgess Hill</td><td><del>33</del><br/>26</td></tr> <tr> <td><b>DPA2</b></td><td>Land south of Apple Tree Close , Janes Lane, Burgess Hill</td><td>25</td></tr> <tr> <td><b>DPA3</b></td><td>Burgess Hill Station</td><td><del>300</del><br/>375</td></tr> <tr> <td><b>DPA4</b></td><td>Land off West Hoathly Road, East Grinstead</td><td>45</td></tr> <tr> <td><b>DPA5</b></td><td>Land at Hurstwood Lane, Haywards Heath</td><td>36</td></tr> <tr> <td><b>DPA6</b></td><td>Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath</td><td>30</td></tr> <tr> <td><b>DPA7</b></td><td>Land east of Borde Hill Lane, Haywards Heath</td><td><del>60</del><br/>117</td></tr> <tr> <td><b>DPA8</b></td><td>Orchards Shopping Centre, Haywards Heath</td><td>100</td></tr> <tr> <td><b>DPA9</b></td><td>Land to west of Turners Hill Road, Crawley Down</td><td><del>350</del></td></tr> <tr> <td><b>DPA10</b></td><td>Hurst Farm, Turners Hill Road, Crawley Down</td><td><del>37</del><br/>430</td></tr> <tr> <td><b>DPA11</b></td><td>Land rear of 2 Hurst Road, Hassocks</td><td>25</td></tr> <tr> <td><b>DPA12</b></td><td>Land west of Kemps, Hurstpierpoint</td><td>90</td></tr> <tr> <td><b>DPA13</b></td><td>The Paddocks Lewes Road Ashurst Wood</td><td><del>8-12</del><br/>8</td></tr> <tr> <td><b>DPA14</b></td><td>Land at Foxhole Farm, Bolney</td><td>200</td></tr> </table> | Policy Ref | Site | Yield to<br><del>2039</del><br>2040 | <b>DPSC1</b> | Land to the West of Burgess Hill and North of Hurstpierpoint | 1,350 | <b>DPSC2</b> | Land at Crabbet Park | <del>1,500</del><br>1,950 | <b>DPSC3</b> | Land to the south of Reeds Lane, Sayers Common | <del>1,850</del><br>2,000 | <b>DPSC4</b> | Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common | <del>33</del><br>26 | <b>DPSC5</b> | Land at Coombe Farm, London Road, Sayers Common | 210 | <b>DPSC6</b> | Land to the West of Kings Business Centre, Reeds Lane, Sayers Common | <del>100</del><br>80 | <b>DPSC7</b> | Land at LVS Hassocks, London Road, Sayers Common | <del>200</del><br>210 | <b>MM92</b> | West House Farm, Henfield Road, Sayers Common | 325 | <b>MM93</b> | Land east of Avtrade, Reeds Lane, Sayers Common | 75 | <b>MM94</b> | Land at Kingsland Lodge, London Road, Sayers Common | 75 | <b>Total</b> |  | <b>5,243</b><br><b>6,301</b> | Policy Ref | Site | Yield to<br><del>2039</del><br>2040 | <b>DPA1</b> | Batchelors Farm, Keymer Road, Burgess Hill | <del>33</del><br>26 | <b>DPA2</b> | Land south of Apple Tree Close , Janes Lane, Burgess Hill | 25 | <b>DPA3</b> | Burgess Hill Station | <del>300</del><br>375 | <b>DPA4</b> | Land off West Hoathly Road, East Grinstead | 45 | <b>DPA5</b> | Land at Hurstwood Lane, Haywards Heath | 36 | <b>DPA6</b> | Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath | 30 | <b>DPA7</b> | Land east of Borde Hill Lane, Haywards Heath | <del>60</del><br>117 | <b>DPA8</b> | Orchards Shopping Centre, Haywards Heath | 100 | <b>DPA9</b> | Land to west of Turners Hill Road, Crawley Down | <del>350</del> | <b>DPA10</b> | Hurst Farm, Turners Hill Road, Crawley Down | <del>37</del><br>430 | <b>DPA11</b> | Land rear of 2 Hurst Road, Hassocks | 25 | <b>DPA12</b> | Land west of Kemps, Hurstpierpoint | 90 | <b>DPA13</b> | The Paddocks Lewes Road Ashurst Wood | <del>8-12</del><br>8 | <b>DPA14</b> | Land at Foxhole Farm, Bolney | 200 |
| Policy Ref             | Site                                                                 | Yield to<br><del>2039</del><br>2040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| <b>DPSC1</b>           | Land to the West of Burgess Hill and North of Hurstpierpoint         | 1,350                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  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| <b>DPSC2</b>           | Land at Crabbet Park                                                 | <del>1,500</del><br>1,950                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| <b>DPSC3</b>           | Land to the south of Reeds Lane, Sayers Common                       | <del>1,850</del><br>2,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| <b>DPSC4</b>           | Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common        | <del>33</del><br>26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| <b>DPSC5</b>           | Land at Coombe Farm, London Road, Sayers Common                      | 210                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| <b>DPSC6</b>           | Land to the West of Kings Business Centre, Reeds Lane, Sayers Common | <del>100</del><br>80                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| <b>DPSC7</b>           | Land at LVS Hassocks, London Road, Sayers Common                     | <del>200</del><br>210                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  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| <b>MM92</b>            | West House Farm, Henfield Road, Sayers Common                        | 325                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| <b>MM93</b>            | Land east of Avtrade, Reeds Lane, Sayers Common                      | 75                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| <b>MM94</b>            | Land at Kingsland Lodge, London Road, Sayers Common                  | 75                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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                                        |                      |             |                                          |     |             |                                                 |                |              |                                             |                      |              |                                     |    |              |                                    |    |              |                                      |                      |              |                              |     |
| <b>Total</b>           |                                                                      | <b>5,243</b><br><b>6,301</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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| Policy Ref             | Site                                                                 | Yield to<br><del>2039</del><br>2040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| <b>DPA1</b>            | Batchelors Farm, Keymer Road, Burgess Hill                           | <del>33</del><br>26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| <b>DPA2</b>            | Land south of Apple Tree Close , Janes Lane, Burgess Hill            | 25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| <b>DPA3</b>            | Burgess Hill Station                                                 | <del>300</del><br>375                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  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| <b>DPA4</b>            | Land off West Hoathly Road, East Grinstead                           | 45                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| <b>DPA5</b>            | Land at Hurstwood Lane, Haywards Heath                               | 36                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| <b>DPA6</b>            | Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath  | 30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| <b>DPA7</b>            | Land east of Borde Hill Lane, Haywards Heath                         | <del>60</del><br>117                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| <b>DPA8</b>            | Orchards Shopping Centre, Haywards Heath                             | 100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| <b>DPA9</b>            | Land to west of Turners Hill Road, Crawley Down                      | <del>350</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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| <b>DPA10</b>           | Hurst Farm, Turners Hill Road, Crawley Down                          | <del>37</del><br>430                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| <b>DPA11</b>           | Land rear of 2 Hurst Road, Hassocks                                  | 25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| <b>DPA12</b>           | Land west of Kemps, Hurstpierpoint                                   | 90                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| <b>DPA13</b>           | The Paddocks Lewes Road Ashurst Wood                                 | <del>8-12</del><br>8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| <b>DPA14</b>           | Land at Foxhole Farm, Bolney                                         | 200                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| Modification reference | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                            |              |
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|                        |                               | <b>DPA15</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Ham Lane Farm House Ham Lane Scaynes Hill                                  | <b>30</b>    |
|                        |                               | <b>DPA16</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Land west of North Cottages and Challoners Ansty                           | <b>30</b>    |
|                        |                               | <b>DPA17</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Land to the west of Marwick Close Bolney Road Ansty                        | <b>45</b>    |
|                        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                            | <b>40</b>    |
|                        |                               | <b>MM60</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land east and west of Malthouse Lane, Burgess Hill                         | <b>750</b>   |
|                        |                               | <b>MM61</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1-5 Queens Walk and 22-26 London Road, East Grinstead                      | <b>100</b>   |
|                        |                               | <b>MM62</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land at Brook House Farm, Turners Hill Road, East Grinstead                | <b>45</b>    |
|                        |                               | <b>MM63</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land north of Hill Place Farm, Turners Hill Road, East Grinstead           | <b>50</b>    |
|                        |                               | <b>MM64</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land east of West Hoathly Road, East Grinstead                             | <b>20</b>    |
|                        |                               | <b>MM65</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Field rear of North Colwell Barn, Lewes Rd, Haywards Heath                 | <b>9</b>     |
|                        |                               | <b>MM66</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land at North Colwell Farm, Lewes Road, Haywards Heath                     | <b>80</b>    |
|                        |                               | <b>MM67</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land to the North of Old Wickham Lane, Haywards Heath                      | <b>49</b>    |
|                        |                               | <b>MM68</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land at Lunce's Hill, Fox Hill, Haywards Heath                             | <b>14</b>    |
|                        |                               | <b>MM69</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Courthouse Farm, Common Road, Copthorne                                    | <b>86</b>    |
|                        |                               | <b>MM70</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land r/o The Martins (south of Hophurst Lane), Crawley Down                | <b>150</b>   |
|                        |                               | <b>MM71</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land west of Ockley Lane, Hassocks                                         | <b>250</b>   |
|                        |                               | <b>MM72</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land east of College Lane, Hurstpierpoint                                  | <b>75</b>    |
|                        |                               | <b>MM73</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | South of Hurst Wickham Barn, College Lane, Hurstpierpoint                  | <b>9</b>     |
|                        |                               | <b>MM74</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land north of Willow Way and Talbot Mead, Cuckfield Road, Hurstpierpoint   | <b>150</b>   |
|                        |                               | <b>MM75</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land south of Hurst Wickham Barn, College Lane, Hurstpierpoint             | <b>35</b>    |
|                        |                               | <b>MM76</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land northeast of Hurstpierpoint                                           | <b>150</b>   |
|                        |                               | <b>MM77</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land off Snowdrop Lane, Lindfield                                          | <b>50</b>    |
|                        |                               | <b>MM78</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land to the north of Lyoth Lane, Lindfield                                 | <b>30</b>    |
|                        |                               | <b>MM79</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land north of Henfield Road, Albourne                                      | <b>20</b>    |
|                        |                               | <b>MM80</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Grange View House, London Road, Albourne                                   | <b>10</b>    |
|                        |                               | <b>MM81</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Phase 1 Swallows Yard, London Road, Albourne                               | <b>46</b>    |
|                        |                               | <b>MM82</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land east of London Road, Albourne                                         | <b>250</b>   |
|                        |                               | <b>MM83</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land at Brambletye School, Lewes Road, Ashurst Wood                        | <b>25</b>    |
|                        |                               | <b>MM84</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Area south of Redbridge Lane at junction with London Road, Balcombe        | <b>20</b>    |
|                        |                               | <b>MM85</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land south of Oldlands Avenue (Vintens Nursery), Balcombe                  | <b>40</b>    |
|                        |                               | <b>MM86</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Foxhole Farm Buildings, Foxhole Lane, Bolney                               | <b>20</b>    |
|                        |                               | <b>MM87</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land north of Foxhole Farm buildings, Bolney                               | <b>13</b>    |
|                        |                               | <b>MM88</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land west of Truggers, Handcross                                           | <b>105</b>   |
|                        |                               | <b>MM89</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land at Pease Field, Pease Pottage                                         | <b>196</b>   |
|                        |                               | <b>MM90</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage | <b>700</b>   |
|                        |                               | <b>MM91</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land north of Former Golf House, Horsham Road , Pease Pottage              | <b>41</b>    |
|                        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Total</b>                                                               | <b>1,444</b> |
|                        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                            | <b>5,172</b> |
|                        |                               | <p>The yields stated against the Significant Sites and housing allocations in the table above, as well as the allocations themselves, are approximate and based on the work undertaken to date. The yields may be refined as a result of more detailed masterplanning work as sites come forward through the planning application process. The National Planning Policy Framework allows local planning authorities to make an allowance for windfall sites in the housing supply if there is compelling evidence to do so. The Urban Capacity Study (2022) sets out the evidence that supports the inclusion of a windfall allowance and an updated Windfall Study was completed in 2026. The study concludes that there is evidence to justify an allowance of 759 dwellings. 466 on identifiable larger sites; 79 units per annum from non-identifiable sites of less than 5 units; and a further 25 units per annum from non-identifiable sites from other sources such as office to residential conversions. A windfall allowance of allowance of 1,768 units over the plan period is included in policy DPH1.</p> <p>DPH1 indicates that there will be a total over supply of 996 dwellings over the Plan period. This will add resilience to housing delivery in Mid Sussex, should any commitments not be delivered as expected. The Council is fully cognisant of the housing need within the Northern West Sussex Housing Market Area (HMA), which the Strategic Housing Market Assessment (SHMA) concludes is the primary HMA for Mid Sussex. Whilst Mid Sussex can meet its housing need as a result of the allocations set out in DPH1, there is likely to be</p> |                                                                            |              |

| Modification reference                                              | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
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|                                                                     |                               | <p>an unmet need arising in the HMA overall. Any provision over and above meeting Mid Sussex housing need serves as a contribution towards unmet need arising in the Northern West Sussex Housing Market Area in accordance with the agreed priority order, as set out in Chapter 2 of this Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
|                                                                     |                               | <p><b>Policy Wording</b></p> <p>The district’s Local Housing Need is a minimum 19,620 dwellings over the Plan period:</p> <p>The district’s Local Housing Need is a minimum of 19,243 dwellings over the plan period. In addition, the District Plan contributes 3,753 dwellings towards unmet need in Crawley and 1,075 dwellings towards unmet need in Brighton &amp; Hove. The total housing requirement is 24,071 dwellings.</p> <p><b>Minimum Housing Need</b></p> <p>The Housing Need will be met from the following sources:</p> <table><tr><td><b>Commitments (Existing allocations and Permissions)</b></td><td><b>9,921</b></td></tr><tr><td><b>Completions 2021/22</b></td><td><b>1,187</b></td></tr><tr><td><b>Completions 2022/23</b></td><td><b>1,053</b></td></tr><tr><td><b>Sustainable Communities</b></td><td><b>5,243</b></td></tr><tr><td><b>of which Significant Sites</b></td><td><b>4,700</b></td></tr><tr><td><b>DPSC1:</b> Land to West of Burgess Hill/ North of Hurstpierpoint</td><td><b>1,350</b></td></tr><tr><td><b>DPSC2:</b> Land at Crabbet Park, Copthorne</td><td><b>1,850</b></td></tr><tr><td><b>DPSC3:</b> Land to the South of Reeds, Sayers Common</td><td><b>1,500</b></td></tr><tr><td><b>of which Housing Sites DPSC4 – DPSC7</b></td><td><b>543</b></td></tr><tr><td><b>Housing Sites DPA1 – DPA17</b></td><td><b>1,444</b></td></tr><tr><td><b>Windfall allowance</b></td><td><b>1,768</b></td></tr><tr><td><i>Of which larger identifiable sites</i></td><td><b>466</b></td></tr><tr><td><i>Of which smaller and other non-identifiable sites</i></td><td><b>1,302</b></td></tr><tr><td><b>Total Housing supply from 2021 – 2039</b></td><td><b>20,616</b></td></tr><tr><td><b>Mid Sussex Housing Need</b></td><td><b>19,620</b></td></tr><tr><td><b>Total under/over supply for resilience and unmet need</b></td><td><b>+ 996</b></td></tr></table> <table><tr><th>Plan Period</th><th>2021-2040</th></tr><tr><td colspan="2"><b>Housing Requirement</b></td></tr><tr><td>Mid Sussex Local Housing Need</td><td>19,243</td></tr><tr><td>Unmet Need – Crawley</td><td>3,753</td></tr><tr><td>Unmet Need – Brighton &amp; Hove</td><td>1,075</td></tr><tr><td><b>TOTAL HOUSING REQUIREMENT</b></td><td><b>24,071</b></td></tr><tr><td colspan="2"><b>Housing Supply</b></td></tr><tr><td>Completions 2021/22 – 2025/26</td><td>5,213</td></tr><tr><td>Commitments</td><td>8,054</td></tr><tr><td><b>Total Committed Supply</b></td><td><b>13,267</b></td></tr><tr><td>Sustainable Communities</td><td>6,301</td></tr><tr><td>Allocated Housing Sites<sup>5</sup></td><td>4,622</td></tr></table> | <b>Commitments (Existing allocations and Permissions)</b> | <b>9,921</b> | <b>Completions 2021/22</b> | <b>1,187</b> | <b>Completions 2022/23</b> | <b>1,053</b> | <b>Sustainable Communities</b> | <b>5,243</b> | <b>of which Significant Sites</b> | <b>4,700</b> | <b>DPSC1:</b> Land to West of Burgess Hill/ North of Hurstpierpoint | <b>1,350</b> | <b>DPSC2:</b> Land at Crabbet Park, Copthorne | <b>1,850</b> | <b>DPSC3:</b> Land to the South of Reeds, Sayers Common | <b>1,500</b> | <b>of which Housing Sites DPSC4 – DPSC7</b> | <b>543</b> | <b>Housing Sites DPA1 – DPA17</b> | <b>1,444</b> | <b>Windfall allowance</b> | <b>1,768</b> | <i>Of which larger identifiable sites</i> | <b>466</b> | <i>Of which smaller and other non-identifiable sites</i> | <b>1,302</b> | <b>Total Housing supply from 2021 – 2039</b> | <b>20,616</b> | <b>Mid Sussex Housing Need</b> | <b>19,620</b> | <b>Total under/over supply for resilience and unmet need</b> | <b>+ 996</b> | Plan Period | 2021-2040 | <b>Housing Requirement</b> |  | Mid Sussex Local Housing Need | 19,243 | Unmet Need – Crawley | 3,753 | Unmet Need – Brighton & Hove | 1,075 | <b>TOTAL HOUSING REQUIREMENT</b> | <b>24,071</b> | <b>Housing Supply</b> |  | Completions 2021/22 – 2025/26 | 5,213 | Commitments | 8,054 | <b>Total Committed Supply</b> | <b>13,267</b> | Sustainable Communities | 6,301 | Allocated Housing Sites <sup>5</sup> | 4,622 |
| <b>Commitments (Existing allocations and Permissions)</b>           | <b>9,921</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>Completions 2021/22</b>                                          | <b>1,187</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>Completions 2022/23</b>                                          | <b>1,053</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>Sustainable Communities</b>                                      | <b>5,243</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>of which Significant Sites</b>                                   | <b>4,700</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>DPSC1:</b> Land to West of Burgess Hill/ North of Hurstpierpoint | <b>1,350</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>DPSC2:</b> Land at Crabbet Park, Copthorne                       | <b>1,850</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>DPSC3:</b> Land to the South of Reeds, Sayers Common             | <b>1,500</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>of which Housing Sites DPSC4 – DPSC7</b>                         | <b>543</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>Housing Sites DPA1 – DPA17</b>                                   | <b>1,444</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>Windfall allowance</b>                                           | <b>1,768</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <i>Of which larger identifiable sites</i>                           | <b>466</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <i>Of which smaller and other non-identifiable sites</i>            | <b>1,302</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>Total Housing supply from 2021 – 2039</b>                        | <b>20,616</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>Mid Sussex Housing Need</b>                                      | <b>19,620</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>Total under/over supply for resilience and unmet need</b>        | <b>+ 996</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| Plan Period                                                         | 2021-2040                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>Housing Requirement</b>                                          |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| Mid Sussex Local Housing Need                                       | 19,243                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| Unmet Need – Crawley                                                | 3,753                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| Unmet Need – Brighton & Hove                                        | 1,075                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>TOTAL HOUSING REQUIREMENT</b>                                    | <b>24,071</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>Housing Supply</b>                                               |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| Completions 2021/22 – 2025/26                                       | 5,213                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| Commitments                                                         | 8,054                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| <b>Total Committed Supply</b>                                       | <b>13,267</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| Sustainable Communities                                             | 6,301                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |
| Allocated Housing Sites <sup>5</sup>                                | 4,622                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |              |                            |              |                            |              |                                |              |                                   |              |                                                                     |              |                                               |              |                                                         |              |                                             |            |                                   |              |                           |              |                                           |            |                                                          |              |                                              |               |                                |               |                                                              |              |             |           |                            |  |                               |        |                      |       |                              |       |                                  |               |                       |  |                               |       |             |       |                               |               |                         |       |                                      |       |

<sup>5</sup> Total from these sites is 5,647 however this row Excludes DPA9 (350) and DPA14 (200) which have planning permission as at 1<sup>st</sup> April 2026 and are therefore accounted for in the Commitments row.

| Modification reference                                        | District Plan section/ policy                             | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
|---------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-------------------------------|-------------------------|----------------------------|---------------------------------------------------------------|----------|---------------------------|------------|--------------------------|--------------------------------------|--------|---------------------------|------------|---------------------------|----------------------------|--|---------------------------|------------------------|--|-------------------------|
|                                                               |                                                           | <table><tr><td>Windfall</td><td>759</td></tr><tr><td>Total District Plan Supply</td><td>11,682</td></tr><tr><td colspan="2">Headroom</td></tr><tr><td>Headroom</td><td>766</td></tr><tr><td>TOTAL HOUSING REQUIREMENT + HEADROOM</td><td>24,837</td></tr><tr><td>TOTAL HOUSING SUPPLY</td><td>24,949</td></tr></table> <p>In order to minimise the pressure for additional housing development the net loss of residential dwellings will not be permitted unless there are specific circumstances that justify the loss.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  | Windfall                      | 759                     | Total District Plan Supply | 11,682                                                        | Headroom |                           | Headroom   | 766                      | TOTAL HOUSING REQUIREMENT + HEADROOM | 24,837 | TOTAL HOUSING SUPPLY      | 24,949     |                           |                            |  |                           |                        |  |                         |
| Windfall                                                      | 759                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| Total District Plan Supply                                    | 11,682                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| Headroom                                                      |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| Headroom                                                      | 766                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| TOTAL HOUSING REQUIREMENT + HEADROOM                          | 24,837                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| TOTAL HOUSING SUPPLY                                          | 24,949                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| MM29                                                          | DPH2: Sustainable Development – Outside the Built up area | <p><b>Policy Wording</b></p> <p>[...]</p> <p>A larger site is not brought forward in <b>smaller</b> phases that individually <b>would be less than 10 dwellings</b> <del>meets the threshold</del> but cumulatively <del>does</del> <b>would</b> not.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| MM30                                                          | DPH4 Older Persons’ Housing and Specialist Accommodation  | <p><b>Supporting Text</b></p> <p>[...] long-term health and mobility problems. The 2021 Strategic Housing Market Assessment (SHMA), <del>and subsequent 2024 update</del>, sets out that the district is likely to see a significant increase in the number of those ages 65 and over to <del>2038</del> <b>2040</b>.</p> <p><b>Policy Wording</b></p> <p>Older Persons’ Housing Need</p> <p>Over the Plan Period there is an estimated need for net <del>1,887</del> <b>2,302</b> additional dwellings with support or care and net <del>211</del> <b>690</b> additional bedspaces. The need by type identified by the <del>2021</del> <b>2024</b> SHMA is set out below:</p> <table><tr><th>Accommodation Type and Tenure</th><th colspan="2">Need (units/ bedspaces)</th></tr><tr><td rowspan="2">Housing with support (retirement living or sheltered housing)</td><td>Market</td><td><del>801</del> <b>992</b></td></tr><tr><td>Affordable</td><td><del>15</del> <b>145</b></td></tr><tr><td rowspan="2">Housing with care (extra care)</td><td>Market</td><td><del>857</del> <b>904</b></td></tr><tr><td>Affordable</td><td><del>214</del> <b>261</b></td></tr><tr><td colspan="2">Residential care bedspaces</td><td><del>300</del> <b>415</b></td></tr><tr><td colspan="2">Nursing care bedspaces</td><td><del>0</del> <b>275</b></td></tr></table> |  |  | Accommodation Type and Tenure | Need (units/ bedspaces) |                            | Housing with support (retirement living or sheltered housing) | Market   | <del>801</del> <b>992</b> | Affordable | <del>15</del> <b>145</b> | Housing with care (extra care)       | Market | <del>857</del> <b>904</b> | Affordable | <del>214</del> <b>261</b> | Residential care bedspaces |  | <del>300</del> <b>415</b> | Nursing care bedspaces |  | <del>0</del> <b>275</b> |
| Accommodation Type and Tenure                                 | Need (units/ bedspaces)                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| Housing with support (retirement living or sheltered housing) | Market                                                    | <del>801</del> <b>992</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
|                                                               | Affordable                                                | <del>15</del> <b>145</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| Housing with care (extra care)                                | Market                                                    | <del>857</del> <b>904</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
|                                                               | Affordable                                                | <del>214</del> <b>261</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| Residential care bedspaces                                    |                                                           | <del>300</del> <b>415</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| Nursing care bedspaces                                        |                                                           | <del>0</del> <b>275</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |
| MM31                                                          | DPH5: Gypsies, Travellers and Travelling Showpeople       | <p><b>Supporting Text</b></p> <p>[...]</p> <p>National Planning Policy for Traveller Sites (PPTS)<del>(2015)</del> requires Local Planning Authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople to address the identified accommodation needs of Travellers in their area.</p> <p>The 2022 Mid Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA), <del>and subsequent 2024 Update</del>, considers the accommodation needs of Gypsies, Travellers and Travelling Showpeople and sets out the amount of permanent Gypsy and Traveller accommodation required within the district for the period to <del>2038</del> <b>2040</b>. [...]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |                               |                         |                            |                                                               |          |                           |            |                          |                                      |        |                           |            |                           |                            |  |                           |                        |  |                         |

| Modification reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | District Plan section/ policy       | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------|-------------------------------------|----------------------------------------------------|--------------------------|----|----------------------------------|----|----------------------------|----------------------------|---|---|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | The Mid Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Assessment ( <del>2022</del> 2024) identifies a need for <del>49</del> net permanent pitches for Gypsies and Travellers who <del>still travel</del> <u>meet the PPTS definition</u> and 12 net permanent pitches for Gypsies and Travellers who <del>no longer travel</del> <u>do not meet the PPTS definition</u> , for the period <del>2021 to 2038</del> <u>2040</u> . Part of the 21-pitch need will be met by the delivery of existing commitments, as shown in the table below.                                                                                                                                                                                                                     |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | <b>Gypsy and Traveller Provision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | <table><tr><th>Gypsy and Traveller Pitch Provision</th><th>No longer travel</th><th>Still travel</th></tr><tr><td>Minimum Permanent Pitch Requirement (2021 to 2038)</td><td>12</td><td>4</td></tr><tr><td>Commitments (as at 1 April 2021)</td><td>13</td><td>0</td></tr><tr><td>Total residual requirement</td><td>0</td><td>4</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                | Gypsy and Traveller Pitch Provision | No longer travel  | Still travel                        | Minimum Permanent Pitch Requirement (2021 to 2038) | 12                       | 4  | Commitments (as at 1 April 2021) | 13 | 0                          | Total residual requirement | 0 | 4 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | Gypsy and Traveller Pitch Provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No longer travel                    | Still travel      |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | Minimum Permanent Pitch Requirement (2021 to 2038)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12                                  | 4                 |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | Commitments (as at 1 April 2021)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 13                                  | 0                 |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | Total residual requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0                                   | 4                 |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | <table><tr><th></th><th>Permanent pitches</th></tr><tr><td>Minimum Permanent Pitch Requirement</td><td>9</td></tr><tr><td>Does not meet definition</td><td>12</td></tr><tr><td>Commitments</td><td>17</td></tr><tr><td>Total residual requirement</td><td>4</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     | Permanent pitches | Minimum Permanent Pitch Requirement | 9                                                  | Does not meet definition | 12 | Commitments                      | 17 | Total residual requirement | 4                          |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Permanent pitches                   |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
| Minimum Permanent Pitch Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 9                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
| Does not meet definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 12                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
| Commitments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 17                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
| Total residual requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
| [...]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
| [...]requires that <del>on-site</del> provision is made <del>on</del> <b>by</b> Significant Sites <del>allocations</del> to contribute to the overall need. <b><u>Provision should be onsite unless otherwise agreed with the Council. Provision of an equivalent financial contribution towards offsite provision (or part thereof if some on-site provision is made) if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale, commensurable with the overall scale of residential development proposed.</u></b> |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
| [...]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
| Remove footnotes 40 and 41:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
| <sup>40</sup> <del>For Gypsies and Travellers who meet the definition of a Gypsy, Traveller and Travelling Showperson for planning purposes, provided in Annex 1 – PPTS (2015) i.e. Gypsies and Travellers who still travel and settled Gypsies and Travellers who no longer travel.</del>                                                                                                                                                                                                                                                                                                                         |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
| <sup>41</sup> <del>For Gypsies and Travellers who meet and do not meet the definition of a Gypsy, Traveller and Travelling Showperson for planning purposes, provided in Annex 1 – PPTS (2015) i.e. Gypsies and Travellers who still travel and settled Gypsies and Travellers who no longer travel.</del>                                                                                                                                                                                                                                                                                                         |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
| MM32                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DPH6: Self and Custom Build Housing | <b>Supporting Text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | [...]<br>The Council’s 30% minimum affordable housing requirement will apply to self and custom build schemes, but First Homes are not required. Self or custom housing plots must be provided in addition to affordable housing, not instead of it.<br><br>The self or custom build plots will be secured by a legal agreement requiring that they be marked out and services provided before being made available for sale. Planning obligations will need to include a requirement that each self or custom build property must be completed within 3 years of the plot being purchased and any affordable self or custom build must remain affordable in perpetuity; this will be secured via a planning obligation between the appropriate parties and the District Council. |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                   |                                     |                                                    |                          |    |                                  |    |                            |                            |   |   |

| Modification reference | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        |                               | <p>[...]</p> <p>3. A minimum of 2% of the residential plots on housing sites comprising of 100 or more dwellings, <u>capped at 5 serviced plots</u>, will need to be provided as serviced plots for self or custom build housing, <u>unless otherwise agreed with the Council</u>.</p> <p>[...]</p> <p><del>5. Affordable housing on self or custom build sites will need to be provided through an area of serviced land being made available at nil cost or through individual serviced plots being transferred at nil cost.</del></p> <p>65. A design code, prepared by the developer and agreed with the District Council, will need to be followed for each site and individual plot passports will also be required. The design code should be secured by a planning condition at the outline planning application stage.</p> <p>76. Each self or custom build plot will need to form a separate phase of the development in order to facilitate the timely submission of a reserved matters planning application by the intended occupant of each plot.</p> <p>87. Serviced plots will be marketed solely to households on the District Council’s Self-build and Custom Housebuilding Register for a period of 6 months. If after the 6 months a plot has not been bought or reserved, it can be put on the open market as a self or custom build plot for a further 6 months <b>after which it may be developed for ordinary market housing</b>. <del>If a plot remains unsold after the period of 12 months, it must either remain on the market as a self or custom build plot or be offered to the District Council or an approved Registered Provider, before being built out by the developer as a market sale dwelling.</del></p> <p>[...]</p>                                                                                                                                                                                                                                                                                                                                                                                          |
| MM33                   | DPH7: Housing Mix             | <b>Supporting Text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                        |                               | <p>[...]</p> <p>The 2021 Mid Sussex Strategic Housing Market Assessment (SHMA), <b>supported by the 2024 SHMA update</b>, identifies the greatest change in household projections within the district <b>over the Plan period to 2038</b> will be from those households without dependent children; accounting for 31.9%. However, there remains a notable increase in households with dependent children, at 19.6%. Providing a suitable mix of different sized dwellings will offer choice for older households to downsize, more affordable options for younger households looking to get on the housing ladder and support the growing number of family households within the district. The policy seeks to provide a starting point for considering what sized dwellings will be appropriate, recognising that needs might change over the Plan period and that there might be certain types or models of accommodation that prescribe the mix. <b>It is acknowledged that only the largest sites will be able to deliver the whole range of dwelling sizes and types set out in Policy DPH7.</b></p> <p>[...]</p> <p>Older persons’ housing and specialist accommodation form a very specific part of the housing needs market. The analysis undertaken within the SHMA <b>and SHMA update</b> shows a notable growth in the population of older persons aged 65 and over within the district to 2038<b>40</b>. This in turn is expected to result in an increase in the number of people with long-term health problems or disability, thus requiring suitable accommodation. Policy DPH4: Older Persons’ Housing and Specialist Accommodation sets out the estimated need and measures, including allocations, to help address this need.</p> <p>[...]</p> <p>The <del>2021</del> Mid Sussex Strategic Housing Market Assessment (SHMA) identifies <u>that</u> the greatest change in household projections within the district to <del>2038</del> <b>2040</b> will be from those households without dependent children; accounting for 31.9%. However, there remains a notable increase in households with dependent children, at 19.6%.</p> |
|                        |                               | <b>Policy Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                        |                               | <p>Provide a mix of dwelling types and sizes that reflects current and future local housing needs. As identified by the 2021<b>4</b> SHMA, the Council expects the ranges set out in the table below to be used as a starting point:</p> <p><i>Housing Mix split (SHMA 2021<b>4</b>)</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Modification reference | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |                  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |                  |                  |                  |                  |                |        |        |        |             |                      |        |        |        |       |                   |        |        |        |       |
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|                        |                               | <div>Variations to the above will be considered where the Council is satisfied that <b>Housing development should reflect this mix as far as possible, subject to the site size, characteristics and location, identified need and viability.:</b></div> <div><div><div>2. The site characteristics and location dictate that there is a more appropriate mix of size of dwellings.</div><div>3. There is an identified need for a particular size or sizes of dwelling in the settlement where the scheme is located.</div><div>4. The latest available evidence justifies deviation, or</div></div><div>There are demonstrable financial viability reasons for doing so.</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                  |  | <table><tr><th></th><th>1 bed / 2 person</th><th>2 bed / 4 person</th><th>3 bed / 5 person</th><th>4+bed / 6 person</th></tr><tr><th>Market housing</th><td>50-10%</td><td>20-25%</td><td>40-45%</td><td>25-3030-35%</td></tr><tr><th>Affordable Ownership</th><td>10-15%</td><td>50-55%</td><td>25-30%</td><td>5-10%</td></tr><tr><th>Affordable Rented</th><td>30-35%</td><td>40-45%</td><td>15-20%</td><td>5-10%</td></tr></table> |  |  |  |  | 1 bed / 2 person | 2 bed / 4 person | 3 bed / 5 person | 4+bed / 6 person | Market housing | 50-10% | 20-25% | 40-45% | 25-3030-35% | Affordable Ownership | 10-15% | 50-55% | 25-30% | 5-10% | Affordable Rented | 30-35% | 40-45% | 15-20% | 5-10% |
|                        | 1 bed / 2 person              | 2 bed / 4 person                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3 bed / 5 person | 4+bed / 6 person |  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |                  |                  |                  |                  |                |        |        |        |             |                      |        |        |        |       |                   |        |        |        |       |
| Market housing         | 50-10%                        | 20-25%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 40-45%           | 25-3030-35%      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |                  |                  |                  |                  |                |        |        |        |             |                      |        |        |        |       |                   |        |        |        |       |
| Affordable Ownership   | 10-15%                        | 50-55%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 25-30%           | 5-10%            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |                  |                  |                  |                  |                |        |        |        |             |                      |        |        |        |       |                   |        |        |        |       |
| Affordable Rented      | 30-35%                        | 40-45%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 15-20%           | 5-10%            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |                  |                  |                  |                  |                |        |        |        |             |                      |        |        |        |       |                   |        |        |        |       |
| MM34                   | DPH8 Affordable Housing       | <div><b>Supporting Text</b></div> <div>The 2021 Mid Sussex Strategic Housing Market Assessment (SHMA) provides the underlying justification for requiring the provision of affordable housing on residential development through affordable housing policies.</div> <div>[...]</div> <div>In order to respond to the identified need for affordable housing of different tenures and to help deliver mixed, balanced and sustainable communities, the Council will require the provision of 25% <u>intermediate housing (Low Cost Home ownership – to include shared ownership/First Homes or any other product which may be bought forward)</u> with the remaining 75% being provided as social or affordable rented homes, on all sites above the Affordable Housing threshold.</div> <div>[...]</div> <div>The 2022 Mid Sussex Local Plan Viability Study, and subsequent updates, applies the likely costs of new housing developments, including affordable housing and other policy requirements such as accessibility and space standards, environmental policies and infrastructure contributions (Section 106).</div> <div>The requirement for the provision of a minimum of 30% affordable housing applies to all types of residential development. This includes, including changes of use, [...]</div> <div>Schemes delivering 100% affordable housing, self or custom build housing, or specialist accommodation (such as older persons’ housing) are not required to provide <u>intermediate housing First Homes</u>, only dwellings for social or affordable rent. <u>Proposals for self or custom build housing are not required to provide affordable housing.</u> [...]</div> <div>Design</div> <div>Any rented flats are to be provided in separate blocks, around separate cores or on separate floors or with separate access to any <u>First Homes Intermediate Housing</u> and open market flats, [...]</div> <div><b>Policy Wording</b></div> <div>[...]</div> |                  |                  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |                  |                  |                  |                  |                |        |        |        |             |                      |        |        |        |       |                   |        |        |        |       |

| Modification reference                                             | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                    |                               | <div>1. 10 dwellings or more, or <del>with a combined gross floorspace of greater than 1,000m2</del> <b>the site area exceeds 0.5 hectares.</b></div> <div>[...]</div> <div>5. A mix of affordable housing tenure comprising 25% <u>intermediate housing (shared ownership/ First Homes)</u> and 75% social or affordable rented, unless the best available evidence supports a different mix.</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| MM35                                                               | DPH12<br>Accessibility        | Supporting Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                    |                               | <div>[...]</div> <div>Providing homes which are built to at least Category 2 M4(2) accessible and adaptable standards will help ensure that homes are suitable and capable of meeting a household’s changing needs. It is more practical and cost-effective if homes are built to these standards rather than retrofitting necessary alterations if this is even possible. Therefore, the policy requires that <u>at least 40% of all</u> new homes are built to at least Category 2 (M4(2)) adaptable and accessible standards. It also requires that a proportion of affordable homes are built to Category 3 (M4(3)(2)(b)) wheelchair user standards. The floor areas of these units should be approximately 20% larger in the case of flats and 30% larger in the case of houses (as shown in the table in DPH8: Affordable Housing), to properly accommodate the requirements and all units will require an area of private outdoor space.</div> <div>[...]</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                    |                               | Policy Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                    |                               | <div>[...]</div> <div>Category 2 - Accessible and Adaptable Dwellings</div> <div><u>A minimum of 40% of all</u> <del>At</del> new residential dwellings will be expected to meet Category 2 – accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4(2), with the following exceptions:</div> <div>1.Where new dwellings are created by a change of use.<br/>2.Where the scheme is for flatted residential buildings of fewer than 10 dwellings.<br/>3.Where specific factors such as site topography make such standards unachievable by practicable and/or viable means.</div> <div>Category 3 - Wheelchair-User Dwellings</div> <div>4.Category 3 – Wheelchair-user dwellings under Building Regulations – Approved Document M Requirement M4(3)(2)(a) will be required for a minimum of 5% of market homes, dependent on the suitability of the site and the need at the time, <u>or unless agreed with the Council.</u><br/>5.Where affordable housing is required, a minimum of 4% of the affordable housing units (rounded up to the next whole number), on all suitable schemes, unless otherwise agreed with the Council’s <del>Housing Enabling Officer</del>, will be required to be wheelchair accessible dwellings for rent, built to the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of schedule 1 of the Building Regulations 2010 as amended.</div> <div>[...]</div> |
| Chapter 15 Sustainable Communities<br>Chapter 16 Sites Allocations |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| MM36                                                               |                               | Supporting Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Modification reference | District Plan section/ policy                                                           | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |      |                                                                 |             |              |                                                                                         |       |       |           |                                 |                          |       |               |                                                |                        |       |
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|                        | DPSC GEN<br>Significant Site Requirements                                               | <p><b>DPSC GEN: Significant Site Requirements</b></p> <p>[...] Due to the scale of these significant site allocations, not all of the sites will be delivered in the Plan Period (up to <del>2039</del> 2040). [...]</p> <table><tr><th>Settlement</th><th>Site</th><th>Number of homes within Plan Period (up to <del>2039</del> 2040)</th><th>Total Yield</th></tr><tr><td>Burgess Hill</td><td><del>Broad location</del> Land to the West of Burgess Hill/ and north of Hurstpierpoint</td><td>1,350</td><td>1,350</td></tr><tr><td>Copthorne</td><td>Land at Crabbet Park, Copthorne</td><td><del>1,500</del>, 1,950</td><td>2,000</td></tr><tr><td>Sayers Common</td><td>Land to the south of Reeds Lane, Sayers Common</td><td><del>1,850</del> 2,000</td><td>2,000</td></tr></table> <p><b>Policy Wording</b></p> <p>1. Progress in accordance with an allocation-wide Masterplan (<del>incorporating a Movement Strategy</del>), Design Code, Infrastructure Delivery Strategy and Phasing Plan which will have <del>been submitted to and to be approved by the Local Planning Authority</del>. Each planning application should be determined <del>in accordance</del> with <u>regard to</u> these documents.</p> <ul style="list-style-type: none"><li>• <u>The Masterplan should be submitted and approved in advance of any planning application, unless otherwise agreed by the Local Planning Authority</u></li><li>• The Masterplan must be informed by a community engagement exercise and must consider relationships with existing settlements and other Site Allocations in order to ensure all future development is integrated with the existing community.</li><li>• The Infrastructure Delivery Strategy must demonstrate how the infrastructure will be delivered in a timely manner to meet the needs of the new community and to mitigate impacts of the development on the existing community.</li></ul> <p>[...]</p> <p><del>4. Be supported by a Community Development Officer (to be secured by the legal agreement) to facilitate the development of a secure, sustainable and inclusive community which is well integrated with the existing settlement.</del></p> | Settlement  | Site | Number of homes within Plan Period (up to <del>2039</del> 2040) | Total Yield | Burgess Hill | <del>Broad location</del> Land to the West of Burgess Hill/ and north of Hurstpierpoint | 1,350 | 1,350 | Copthorne | Land at Crabbet Park, Copthorne | <del>1,500</del> , 1,950 | 2,000 | Sayers Common | Land to the south of Reeds Lane, Sayers Common | <del>1,850</del> 2,000 | 2,000 |
| Settlement             | Site                                                                                    | Number of homes within Plan Period (up to <del>2039</del> 2040)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Total Yield |      |                                                                 |             |              |                                                                                         |       |       |           |                                 |                          |       |               |                                                |                        |       |
| Burgess Hill           | <del>Broad location</del> Land to the West of Burgess Hill/ and north of Hurstpierpoint | 1,350                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,350       |      |                                                                 |             |              |                                                                                         |       |       |           |                                 |                          |       |               |                                                |                        |       |
| Copthorne              | Land at Crabbet Park, Copthorne                                                         | <del>1,500</del> , 1,950                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2,000       |      |                                                                 |             |              |                                                                                         |       |       |           |                                 |                          |       |               |                                                |                        |       |
| Sayers Common          | Land to the south of Reeds Lane, Sayers Common                                          | <del>1,850</del> 2,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2,000       |      |                                                                 |             |              |                                                                                         |       |       |           |                                 |                          |       |               |                                                |                        |       |
| MM37                   | Vison and Objectives for Growth at Sayers Common                                        | <p>The District Plan includes the following allocations at Sayers Common.</p> <ul style="list-style-type: none"><li>• <b>DPSC3:</b> Land to the South of Reeds Lane – 1,850 dwellings, extra care housing provision, primary/secondary school, playspace, library, leisure facilities, healthcare provision, community facilities, open space.</li><li>• <b>DPSC4:</b> Land at Chesapeke and Meadow View, Reeds Lane – 33 dwellings</li><li>• <b>DPSC5:</b> Land at Coombe Farm, London Road – 210 dwellings</li><li>• <b>DPSC6:</b> Land to west of Kings Business Centre, Reeds Lane – 100 dwellings</li><li>• <b>DPSC7:</b> Land south of LVS Hassocks, London Road – 200 dwellings</li><li>• <b><u>MM91: West House Farm, Henfield Road - 325 dwellings</u></b></li><li>• <b><u>MM92: Land east of Avtrade, Reeds Lane – 75 dwellings</u></b></li><li>• <b><u>MM93: Land at Kingsland Lodge, London Road – 75 dwellings</u></b></li></ul> <p>[...]</p> <p>4. Deliver a development that prioritises active and sustainable modes of travel throughout, enhancing connectivity between all site allocations DPSC3-DPSC7, <b>MM91, MM92, MM93</b>, the existing village...</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |      |                                                                 |             |              |                                                                                         |       |       |           |                                 |                          |       |               |                                                |                        |       |
| MM38                   | DPSC1: Land west of Burgess Hill<br>DPSC3: Land to south of Reeds                       | <p><b>DPSC1: Land west of Burgess Hill</b></p> <p><u>Amend Infrastructure table in policy:</u></p> <p>On site:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |      |                                                                 |             |              |                                                                                         |       |       |           |                                 |                          |       |               |                                                |                        |       |

| Modification reference | District Plan section/ policy                                               | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                        | Lane Sayers Common                                                          | <ul style="list-style-type: none"> <li>Land for education provision and associated 2FE Primary School with Early years and <del>Special</del> Support Centre Provision and land Space for the provision of <del>a</del> full-day care nursery for <b>Early Years</b>.</li> </ul> <p><del>Delete criteria 3 of policy:</del><br/> 3. <del>Potential for Special Educational Needs and Disability (SEND) facilities</del></p> <p><b>DPSC3: Land to the south of Reeds Lane, Sayers Common</b><br/> Amend Infrastructure table in policy:<br/> On site:</p> <ul style="list-style-type: none"> <li>Land for education provision with associated all-through school with <del>23FE (expandable to 3FE)</del> at Primary and 4FE (expandable to 6FE) at Secondary, with or without Sixth Form, with Early Years and Special Support Centre</li> </ul> <p><del>Delete criteria 7 policy:</del><br/> 7. <del>Potential for Special Educational Needs and Disability (SEND) facilities</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| MM39                   | DPSC1<br>DPSC5<br>DPSC6<br>DPSC7<br>DPA3<br>DPA8<br>DPA13<br>DPA14<br>DPA16 | <p><b>DPSC1: Land west of Burgess Hill</b><br/> Delete criterion 11:<br/> <del>11.Phase occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider, and provide necessary easement to Southern Water's infrastructure which crosses the site.</del></p> <p><b>DPSC5: Land at Coombe Farm, Sayers Common</b><br/> Delete criterion 7:<br/> <del>Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</del></p> <p><b>DPSC6: Land to the West of Kings Business Centre, Sayers Common</b><br/> Delete criterion 6:<br/> <del>Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</del></p> <p><b>DPSC7; Land at LVS Hassocks, Sayers Common</b><br/> Delete criterion 5:<br/> <del>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider</del></p> <p><b>DPA3: Burgess Hill Station</b><br/> Delete criterion 9:<br/> <del>Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</del></p> <p><b>DPA8: Orchards Shopping Centre, Haywards Heath</b><br/> Delete criterion 7:<br/> <del>Phase the occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider.</del></p> <p><b>DPA13: The Paddocks, Lewes Road, Ashurst Wood</b><br/> Delete criterion 6:</p> |

| Modification reference | District Plan section/ policy                              | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|                        |                                                            | <p><del>The layout of the site needs to take into account the location of existing water and sewerage infrastructure to allow for maintenance and future upgrades.</del></p> <p><b>DPA14: Land at Foxhole Farm, Bolney</b><br/>Delete criterion 8:<br/><del>Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</del></p> <p><b>DPA16: Land west of North Cottages, Cuckfield Road, Ansty</b><br/>Delete criterion 9:<br/><del>The layout of the site needs to take into account the location of existing water and sewerage infrastructure to allow for maintenance and future upgrades.</del></p>                                                                                                                                                                                                                           |
| MM40                   | DPA2: Land south of Appletree Close, Burgess Hill          | <p><u>Amend Infrastructure table in policy:</u><br/>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> <li>• Improvements at Wivelsfield Station</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| MM41                   | DPA3: Burgess Hill Station, Burgess Hill                   | <p>Amend yield from 300 to <b>375</b> dwellings</p> <p><u>Amend Infrastructure table in policy:</u><br/>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> <li>• Improvements at Burgess Hill Station</li> </ul> <p><u>Add criterion 6</u><br/><b>6. Ensure an appropriate level of station parking is provided as part of the redevelopment.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| MM42                   | DPSC1: Land West of Burgess Hill / North of Hurstpierpoint | <p>Amend criterion:</p> <p>7. A layout which prioritises active and sustainable travel connections <del>throughout the</del> <u>within and off-site:</u></p> <p>a) Linking to Burgess Hill town centre, with potential to support delivery of a shared route with other allocated sites at Sayers Common (potential route shown at Appendix 3), <b><u>Provision of an active travel route within the site from Cuckfield Road in the west to Jane Murray Way in the east, to link up with the wider Sayers Common to Burgess Hill active travel route (potential route shown at Appendix 3),</u></b> and links to employment uses centred around the A2300 and the strategic allocation of Brookleigh to the north.</p>                                                                                                                                                                                              |
| MM43                   | DPSC2: Crabbet Park                                        | <p>Amend introductory text box:<br/><del>2,000 (approximately 1,500 to 2039)</del> <b>1,950</b><br/><del>TBC</del> <b><u>Up to 1,000sqm retail floorspace Community floorspace</u></b></p> <p>Amend Infrastructure table:</p> <ul style="list-style-type: none"> <li>• Land <b>and financial contributions</b> for education provision with associated all-through school with 32FE at Primary and 4FE (expandable to 6FE) at Secondary, with or without Sixth Form, <del>with Early Years and Special Support Centre,</del> <b><u>land for the provision of full-day care nurseries for Early Years and land for a SEND facility</u></b></li> <li>• <del>Space for provision of full-day care nurseries</del></li> </ul> <p>Amend Criteria:</p> <p>1. Approximately <del>1,950 new homes</del> <del>2000 new homes</del>, 1,500 of which are within the Plan Period, including provision of extra care housing.</p> |

| Modification reference | District Plan section/ policy                  | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                        |                                                | <p>2. New all-through school with 23 FE primary and 4FE (expandable to 6FE) at secondary school, <b>with or without Sixth Form, with Early Years</b> and Special Support Centre Provision and associated playing pitches.</p> <p>3. <del>Potential</del> <b>Land for the provision of a new</b> Special Education Needs and Disability (SEND) <del>facilities</del> <b>school.</b></p> <p>4. A Neighbourhood centre with a range of community facilities <b>falling within class E and F</b> including <del>but not limited to</del>, library, <b>employment, potential healthcare and up to 1,000sqm of retail floorspace.</b></p> <p>[...]</p> <p>6. A transport mobility hub located close to/within the neighbourhood centre with public transport connections, <b>such as bus and/or train links</b> with co-location of delivery lockers and shared transport facilities — cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.</p> <p>7. A layout which prioritises active and sustainable travel connections <del>throughout the</del> <b>within and off</b>-site:</p> <p>a) To improve sustainable transport routes to Three Bridges train station, Crawley Town Centre and areas of employment centre including <del>Manor Royal and Gatwick Airport and</del> links to the Worth Way, and</p> <p>b) Integrating green travel corridors for active travel throughout the site, including the potential for Old Hollow to be used by non-vehicular modes of travel/ creation of a 'Quiet Lane'.</p> <p>8. <b>Have appropriate regard to the setting of the High Weald Area of National Landscape (NL)</b> <del>Mitigation of impact of the development on the AONB</del> which lies to the south of the site, <b>including utilising a landscape-led approach. When having regard to the setting of the High Weald NL, consideration should be had to the historic landscape and ecological importance of Old Hollow.</b></p> <p>9. <del>Address</del> <b>Avoid</b> any <b>direct or indirect</b> impacts associated with ancient woodland (on and adjacent to the site) including Burleys Wood, Drivers Wood, Old Hollow Wood, Brewhouse Wood, Hotel Wood, Layhouse Wood, Compasses Wood and Horsepasture Wood which will be excluded from development.</p> |
| MM44                   | DPSC3: Land south of Reeds Lane, Sayers Common | <p>Amend introductory text box :</p> <p>2,000 (<del>approximately 1,850 to 2039</del>)</p> <p>Amend criterion:</p> <p>1. <b>Approximately 2,000 new homes</b>, <del>1,850 of which are within the Plan Period</del>; including provision for an extra care facility.</p> <p>[...]</p> <p>11. <del>Demonstrate through the masterplan how the other housing allocations within Sayers Common and the existing surrounding local community can be integrated into the development, including through:</del></p> <ul style="list-style-type: none"> <li><del>New and enhanced pedestrian and cycle links;</del></li> <li><del>The provision and timing of new shared infrastructure, how it interacts with and supplements existing infrastructure; and</del></li> </ul> <p><del>The treatment of movement within and outside the site, outlining how any impacts will be mitigated, particularly at Hurstpierpoint High Street, Twineham Lane and Truslers Hill Lane.</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| MM45                   | DPSC4: Land at Chesapeake and Meadow View      | Amend yield from 33 to <b>26</b> dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| MM46                   | DPSC5: Land at Coombe Farm                     | <p>Amend criteria:</p> <p>Informed by a Heritage Impact Assessment, provide a layout and design which preserve <u>or enhance</u> the setting of nearby Grade II listed buildings, Coombe Farmhouse, Granary, and Barn at Coombe Farm.</p> <p><del>Address</del> <b>Avoid</b> any <b>direct or indirect</b> impacts associated with areas of ancient woodland both on and adjacent to the site <u>including Coombe Wood, Coombe Farm Shaw, Sayers Common Wood and Sayers Wood West.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Modification reference | District Plan section/ policy                            | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| MM47                   | DPSC6: Land to the west of Kings Business Centre         | Amend yield from 100 to <b>80</b> dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| MM48                   | DPSC7: Land at LVS Hassocks                              | Amend yield from 200 to <b>210</b> dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| MM49                   | DPSC1<br>DPSC2<br>DPSC3<br>DPSC5<br>DPA12<br>DPA14       | <p><b>DPSC1: Land west of Burgess Hill</b><br/>Amend criterion 12 to read:<br/><del>Provide a layout and design which have been i</del> Informed by a Heritage Statement and <b>provide a layout and design</b> which preserve <b>or enhance</b> the setting of...</p> <p><b>DPSC2: Land at Crabbet Park</b><br/><b>Amend criterion 10 to read:</b><br/>...layout and design which preserve <b>or enhance</b> the setting of...</p> <p><b>DPSC3: Land to the south of Reeds Lane, Sayers Common</b><br/>Amend criterion 11 to read:<br/>...layout and design which preserve <b>or enhance</b> the setting of...</p> <p><b>DPSC5: Land at Coombe Farm, Sayers Common</b><br/>Amend criterion 4 to read:<br/>...layout and design which preserve <b>or enhance</b> the setting of...</p> <p><b>DPA7: Land east of Borde Hill Lane, Haywards Heath</b><br/>Amend criterion 5 to read:<br/>...layout and design which preserve <b>or enhance</b> the setting of...</p> <p><b>DPA12: Land west of Kemps, Hurstpierpoint</b><br/>Amend criterion 7 to read:<br/>...layout and design which preserve <b>or enhance</b> the setting of...</p> <p><b>DPA14: Land at Foxhole Farm, Bolney</b><br/>Amend criterion 1 to read:<br/>...layout and design which <del>protect</del> <b>preserve or enhance</b> the setting of...</p> |
| MM50                   | DPSC1<br>DPSC2<br>DPSC3<br>DPSC5<br>DPA3<br>DPA4<br>DPA9 | <p><b>DPSC1: Land west of Burgess Hill</b><br/><u>Amend allocation inset plan</u> to include:<br/>intervening section of Malthouse Lane in pink</p> <p><u>Amend criterion 9 to read:</u><br/>9. <del>Address</del> <b>Avoid</b> any <b>direct or indirect</b> impacts associated with areas of Ancient Woodland <b>and Veteran Trees</b> (on and adjacent to the site) including Northend Copse, Jackson's Pit and Parson's Withes which will be excluded from development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Modification reference | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|                        | DPA10<br>DPA15                | <p><b>DPSC2: Land at Crabbet Park</b><br/>Amend allocation inset plan to include land owned by Slingsby Property Group in pink<br/>Amend land use map to show ancient woodland parcel (Hotel Wood)</p> <p><b>DPSC3: Land to the south of Reeds Lane, Sayers Common</b><br/>Amend inset map to show correct proposed built-up area boundary around DPSC5:<br/>Amend inset map to show corrected proposed built-up area boundary around DPSC5 to the east to exclude the parcels of ancient woodland:<br/>Add new criterion:<br/><b><u>Avoid any direct or indirect impacts associated with ancient woodland adjacent to the site including Coombe Wood and Sayers Common Wood.</u></b></p> <p><b>DPSC5: Land at Coombe Farm, Sayers Common</b><br/>Amend built-up area boundary line to exclude parcels of ancient woodland in south east and south west corners of allocation area.<br/>Amend criterion 5 to read:<br/><del>Address</del> <b><u>Avoid any direct or indirect impacts associated with ancient woodland both on and adjacent to the site including Coombe Wood, Coombe Farm Shaw, Sayers Common Wood and Sayers Common Wood West.</u></b></p> <p><b>DPA3: Burgess Hill Station</b><br/>Add new criterion to read:<br/><b><u>Avoid any direct or indirect impacts associated with ancient woodland adjacent to the site including Oak Hall Park Shaw.</u></b></p> <p><b>DPA4: Land off West Hoathly Road, East Grinstead</b><br/>Amend criterion 2 to read:<br/><b><u>Avoid any direct and indirect impact associated with ancient woodland and priority habitats (deciduous woodland) within the site and to the east of the site, including Rockingshill Wood, and p</u></b><del>Provide an appropriate buffer. for the ancient woodland and priority habitat (deciduous woodland) within the site and to the east of the site.</del></p> <p><b>DPA9: Land to west of Turners Hill Road, Crawley Down</b><br/>Amend criterion 3 to read:<br/><del>Address</del> <b><u>Avoid any direct or indirect impacts associated with ancient woodland (on and adjacent to the site) including Front Wood,...</u></b></p> <p><b>DPA10: Hurst Farm, Turners Hill Road, Crawley Down</b><br/>Change criterion 2 to read:<br/><del>Address</del> <b><u>Avoid any direct and indirect impacts associated with Ancient Woodland (on and adjacent to the site) including Pescotts Wood East and Pescotts Wood West.</u></b></p> <p><b>DPA15: Ham Lane Farm House, Ham Lane, Scaynes Hill</b><br/>Change criterion 1 to read:<br/><del>Address</del> <b><u>Avoid any direct and indirect impacts associated with Ancient Woodland in the south east corner, Anchor Wood.</u></b></p> |

| Modification reference | District Plan section/ policy                                              | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MM51                   | DPA1: Batchelors Farm, Keymer Road, Burgess Hill                           | Amend yield of allocation from 33 dwellings to <b>26</b> dwellings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| MM52                   | DPA2: Land south of Appletree Close Burgess Hill                           | Add new criterion (to be no 3.) to policy:<br><b><u>Measures will be necessary to mitigate the impact of development on the landscape character of the surrounding area.</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| MM53                   | DPA7: Land east of Borde Hill Haywards Heath                               | Amend yield of allocation from 60 dwellings to <b>117</b> dwellings.<br><br>Add new criterion 11 to policy:<br><b><u>Ensure suitable fencing, drainage and other protections are in place to prevent impacts on the railway and the underpass used by the public right of way that runs along the southern boundary of the site.</u></b>                                                                                                                                                                                                                                                                                                                      |
| MM54                   | DPA9: Land to the west of Turners Hill Road                                | Amend yield of allocation from 350 dwellings to <b>393</b> dwellings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| MM55                   | DPA9: Land to west of Turners Hill Road<br><br>DPA14: Land at Foxhole Farm | <b>DPA9: Land to west of Turners Hill Road, Crawley Down</b><br>Amend criterion 11 to read:<br>11. Provide a <del>country park</del> <b><u>countryside open space</u></b> in southern part of site and along western boundary linking north and south part of the site. [...]<br><br><b>DPA14: Land at Foxhole Farm Bolney</b><br>Amend under Infrastructure criteria:<br>Informal outdoor space including community orchard and <del>country park</del> <b><u>countryside open space</u></b><br><br>Amend criterion 6 to read:<br>6. Provide a <del>country park</del> <b><u>countryside open space</u></b> between the north and south development parcels. |
| MM56                   | DPA11: Land rear of 2 Hurst Road Hassocks                                  | Add new criterion 9 to policy:<br><b><u>Undertake pre-determination evaluation of Archaeological Notification Areas (including Roman Road) that cover and cross the site.</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| MM57                   | DPA12: Land West of Kemps                                                  | Amend criteria to read:<br><br>6. Upgrade Footpath 37Hu <del>and provide enhanced pedestrian connectivity between Sunleigh Court and to the south of the site connecting to Western Road to</del> Langton Lane.<br><br>8. Provide suitable access from Orchard Way. <del>Alternative or additional access could be provided from Sunleigh Court should access from Orchard Way not be achievable.</del>                                                                                                                                                                                                                                                       |
| MM58                   | DPA14: Land at Foxhole Farm, Bolney                                        | Amend criterion 7 to read:<br><br>7. <del>Explore opportunities on-site to enhance education provision in the village that meets an identified local need.</del> <b><u>Provide on-site community facility suitable for uses falling within E(e), E(f) or F(1)(a)</u></b>                                                                                                                                                                                                                                                                                                                                                                                      |

| Modification reference                                                   | District Plan section/ policy                         | Proposed change                                                     |
|--------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------|
| MM59                                                                     | DPA17: Land west of Marwick Close, Bolney Road, Ansty | Amend yield of allocation from 45 dwellings to <b>40</b> dwellings. |
| <b>New Additional Sites : See Appendix 1 for proposed policy wording</b> |                                                       |                                                                     |
| MM60                                                                     | See Appendix 1                                        | Land east and west of Malthouse Lane                                |
| MM61                                                                     |                                                       | 1-5 Queens Walk and 22-26 London Road                               |
| MM62                                                                     |                                                       | Land at Brook House Farm, Turners Hill Road                         |
| MM63                                                                     |                                                       | Land north of Hill Place Farm, Turners Hill Road                    |
| MM64                                                                     |                                                       | Land east of West Hoathly Road                                      |
| MM65                                                                     |                                                       | Field rear of North Colwell Barn, Lewes Rd                          |
| MM66                                                                     |                                                       | Land at North Colwell Farm, Lewes Road                              |
| MM67                                                                     |                                                       | Land to the North of Old Wickham Lane                               |
| MM68                                                                     |                                                       | Land at Lunce's Hill, Fox Hill                                      |
| MM69                                                                     |                                                       | Courthouse Farm, Common Road                                        |
| MM70                                                                     |                                                       | Land r/o The Martins (south of Hophurst Lane)                       |
| MM71                                                                     |                                                       | Land west of Ockley Lane                                            |
| MM72                                                                     |                                                       | Land east of College Lane                                           |
| MM73                                                                     |                                                       | South of Hurst Wickham Barn, College Ln                             |
| MM74                                                                     |                                                       | Land north of Willow Way and Talbot Mead, Cuckfield Road            |
| MM75                                                                     |                                                       | Land south of Hurst Wickham Barn, College Lane                      |
| MM76                                                                     |                                                       | Land northeast of Hurstpierpoint                                    |
| MM77                                                                     |                                                       | Land off Snowdrop Lane                                              |
| MM78                                                                     |                                                       | Land to the north of Lyoth Lane                                     |
| MM79                                                                     |                                                       | Land north of Henfield Road                                         |
| MM80                                                                     |                                                       | Grange View House, London Road                                      |
| MM81                                                                     |                                                       | Phase 1 Swallows Yard, London Road                                  |
| MM82                                                                     |                                                       | Land east of London Road                                            |
| MM83                                                                     |                                                       | Land at Brambletye School, Lewes Road                               |
| MM84                                                                     |                                                       | Area south of Redbridge Lane at junction with London Road           |
| MM8MM85                                                                  |                                                       | Land south of Oldlands Avenue (Vintens Nursery)                     |
| MM86                                                                     |                                                       | Foxhole Farm Buildings, Foxhole Lane                                |
| MM87                                                                     |                                                       | Land north of Foxhole Farm buildings                                |
| MM88                                                                     |                                                       | Land west of Truggers                                               |

| Modification reference    | District Plan section/ policy                              | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| MM89                      |                                                            | Land at Pease Field                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| MM90                      |                                                            | Land to the West of Woodhurst Farm, Old Brighton Road South                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| MM91                      |                                                            | Land north of Former Golf House, Horsham Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| MM92                      |                                                            | West House Farm, Henfield Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| MM93                      |                                                            | Land east of Avtrade, Reeds Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| MM94                      |                                                            | Land at Kingsland Lodge, London Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Chapter 17 Infrastructure |                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| MM95                      | DPI1: Infrastructure Provision                             | Supporting text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                           |                                                            | <p>[...]</p> <p>[...] Where delivery is expected on-site, the developer will be a delivery partner and will be bound by legal agreement to deliver it. <b>The Council will work proactively with infrastructure providers and developers to support the delivery of the improvements and facilities required to deliver the District Plan strategy, with mechanism such as the ‘monitor and manage’ approach to deliver transport infrastructure.</b></p> <p>Add new paragraph at the end of the supporting text to read:</p> <p><b>Significant sites will be viewed as a single strategic development and should accord with a site-wide Infrastructure Delivery Strategy. This should identify the on-site and off-site infrastructure required to mitigate the impacts of development and set out the developer contributions expected towards its delivery, according with the Council’s Infrastructure Delivery Plan. The strategy should specify the infrastructure to be provided, the financial and/or in-kind contributions required, the methodology used to calculate those contributions, and arrangements for their fair apportionment between contributing sites and their phasing alongside housing delivery.</b></p> |
| MM96                      | DPI2: Planning Obligations                                 | Policy Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                           |                                                            | <p>[...]</p> <p>Provision of, or financial contribution towards the provision of, infrastructure such as travel and transport, education, health, community facilities, open space, <b>sport and recreational facilities</b> and leisure, green infrastructure, and emergency services.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| MM97                      | DPI5: Open Space, Sport and Recreational Facilities        | Policy Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                           |                                                            | <p><b>DPI5: Open Space, Sport and Recreation Recreational Facilities</b></p> <p>The provision of new, improved and/or enhanced open space, leisure, sport and recreational facilities (including allotments) to support healthy lifestyles in accordance with the strategic aims of the Playing Pitch Study, and other relevant studies as they are published and/or updated, will be supported where it meets the requirements of other relevant development plan policies. The design of open space and public realm should <del>have regard to</del> <b>accord with</b> the Mid Sussex Design Guide SPD.</p> <p>[...]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| MM98                      | DPI6: Community and Cultural Facilities and Local Services | Policy Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                           |                                                            | <p><b>New and additional provision</b></p> <p>The provision and/or improvement of community and cultural facilities and local services that contribute to creating sustainable communities will be supported where the proposal meets the requirement of other relevant development policies, <del>and where all of the following criteria apply:</del></p> <div><div>1. <del>The need for the community or cultural facility or local service is clearly demonstrated.</del></div><div>2. <del>The facility is well located for the community it would serve.</del></div><div>3. <del>The development will not have an adverse effect on the vitality and viability of existing facilities in the locality or relevant assets of community value.</del></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Modification reference | District Plan section/ policy             | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                        |                                           | <p>4. The proposal is supported by a robust proportionate business plan and governance arrangement, including any funding arrangement, to ensure the facility is financially sustainable in the longer term. This information will be prepared by the applicant.</p> <p>5. Appropriate consideration had been given to the shared use, re-use and/or redevelopment of existing buildings in the host community to expand or diversify the level of service.</p> <p><b>Existing provision</b><br/>The Council's adopted standards for community and cultural facilities will be met by protecting and appropriately maintaining existing facilities.</p> <p>Proposals that involve the loss of a community or cultural facility (including those facilities and services where the loss would reduce the community's ability to meet its day-to-day needs locally), will not be supported unless:</p> <p>16. A marketing exercise has been undertaken in accordance with marketing guidance at Appendix 1 and for a minimum of 12 months after the facility became vacant, which clearly demonstrates that there is no longer a demand and/or need for the community or cultural facility, local service or an equivalent community use; or</p> <p>27. The loss resulting from the proposed development would be replaced by <b>equivalent or</b> alternative facilities that are accessible, inclusive, available and of equivalent or better quantity and quality in a suitable location; or</p> <p>8. The development is for alternative community and cultural provision, the benefits of which clearly outweigh the loss of the current or former use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| MM99                   | DPI7: Water and Wastewater Infrastructure | <b>Supporting Text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                        |                                           | <p>[...]<br/>Developers will be required to demonstrate that there is adequate capacity or additional infrastructure can be provided in time both on and off the site to serve the development and that it would not lead to problems for existing users. Developers will need to show that they have engaged with service providers at the earliest opportunity to establish the proposed development's demand for water supply and wastewater infrastructure and how this can be met. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                        |                                           | <p><b>Policy Wording</b></p> <p><del>Development proposals which increase the demand for off-site water service infrastructure will be permitted where the applicant can demonstrate:</del></p> <p><del>1. Through consultation with the water company that sufficient capacity already exists off-site for foul and surface water provision. Where capacity off-site is not available, proposals must set out how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development's occupation; and</del></p> <p><del>2. That there is adequate water supply infrastructure to serve the development. Where water supply infrastructure is not sufficient or available, proposals must set out how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development's occupation.</del></p> <p>Planning conditions and/or obligations will be used to secure necessary infrastructure provision.</p> <p><b><u>Occupation of development will be phased to align with the delivery of wastewater and sewerage infrastructure, in consultation with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</u></b></p> <p>[...]<br/>The development or expansion of water supply or sewerage/sewage treatment facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long-term water supply and wastewater management, provided that the need for such facilities outweighs any adverse land use, landscape or environmental impacts and that any such adverse impact is minimised. <b>Proposals which would increase the capacity of water supply, drainage and wastewater infrastructure to serve proposed development or to improve water quality and reduce water-borne pollution will be supported provided their impacts are appropriately mitigated.</b></p> <p><b><u>Where necessary, Grampian conditions may be imposed on planning permissions to prevent the occupation of development until necessary works relating to sewerage have been implemented.</u></b></p> |
| MM100                  | Policy DPI8: Viability                    | <b>Supporting Text</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                        |                                           | <p>[...]<br/><b>Viability Appraisal – Information Requirements</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Modification reference | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|                        |                               | <p>Policy DPI8 identifies the criteria for considering development proposals <del>where a non-policy compliant scheme is put forward</del>. All assumptions applied to the Viability Appraisal model should be accessible and capable of variation to observe the impact of each on the model's outturn.</p> <p>[...]</p> <p><del>[...] obligations which the applicant is required to provide.</del></p> <p><b><u>The Viability Appraisal must be submitted in a clear and accessible format with full supporting evidence to substantiate the inputs and assumptions used. A full working electronic version of the Viability Appraisal model used will be required so that it can be fully tested and interrogated. The Viability Appraisal will be assessed by the District Council with advice from a suitably qualified external consultant/s and the cost of this external advice is to be borne by the developer.</u></b></p> <p><b><u>In accordance with national Planning Practice Guidance , the weight given to a viability assessment will be a matter for the Council as the decision maker, '...having regard to all the circumstances in the case.'</u> Viability submissions that are not in line with and/or have not been carried out in accordance with the relevant and most up to date RICS Guidance, will be given little weight.</b></p> <p><b>Viability Assessment</b></p> <p>[...]</p> <p><b><u>Where reductions in infrastructure contributions and/or affordable housing provision are agreed on viability grounds at planning application stage the District Council will include the estimated gross development value and build costs at this stage in a planning obligation, together with details of the required Advanced Stage Viability Review.</u></b></p> <p><b>Advanced Stage Viability Review</b></p> <p>[..]</p> <p><del>[...] of a change in the Gross Development Value or the Build Costs.</del></p> <p><b><u>During the Advanced Stage Viability Review the gross development value and build costs will be re-assessed by the District Council with advice from a suitably qualified external consultant and the formula will be applied, to determine whether there has been an increase in viability from that anticipated when the planning application was submitted.</u></b></p> <p>[...]</p> <p>Advanced Stage Viability Reviews will be required on all residential/mixed use schemes which do not meet infrastructure contributions or the District Plan affordable housing requirement in full at the grant of planning permission and these will take place on the sale/letting of 75% of the market residential units. In the case of all other <del>non-policy compliant</del> schemes an Advanced Stage Viability Review will take place three months prior to the expected date of practical completion.</p> <p><b>Disclosure</b></p> <p><b><u>All Viability Appraisals will be made publicly available on the planning register, in order to increase openness and transparency in the planning process. Limited weight will be given to assessments not published in full. Redaction of any information will only be allowed in exceptional circumstances.</u></b></p> <p>The District Council...</p> <p>[...]</p> |
|                        |                               | <p><b>Policy Wording</b></p> <p><del>Where a planning application is not policy compliant, in respect of infrastructure contributions and/or affordable housing,</del> <b><u>Where an applicant states that, owing to viability issues, a housing scheme is unable to provide the amount of affordable housing sought by Policy DPH8, or a development is unable to make the appropriate contribution towards infrastructure provisions sought by Policy DPI1</u></b> at the time of submission the following approach will be taken:</p> <p>1. A Viability Appraisal must be submitted by the applicant prior to validation of the planning application. It must be based on <del>a policy compliant scheme</del> and current costs and values. There must also be a clear correlation between a development's specification, build costs and development values.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

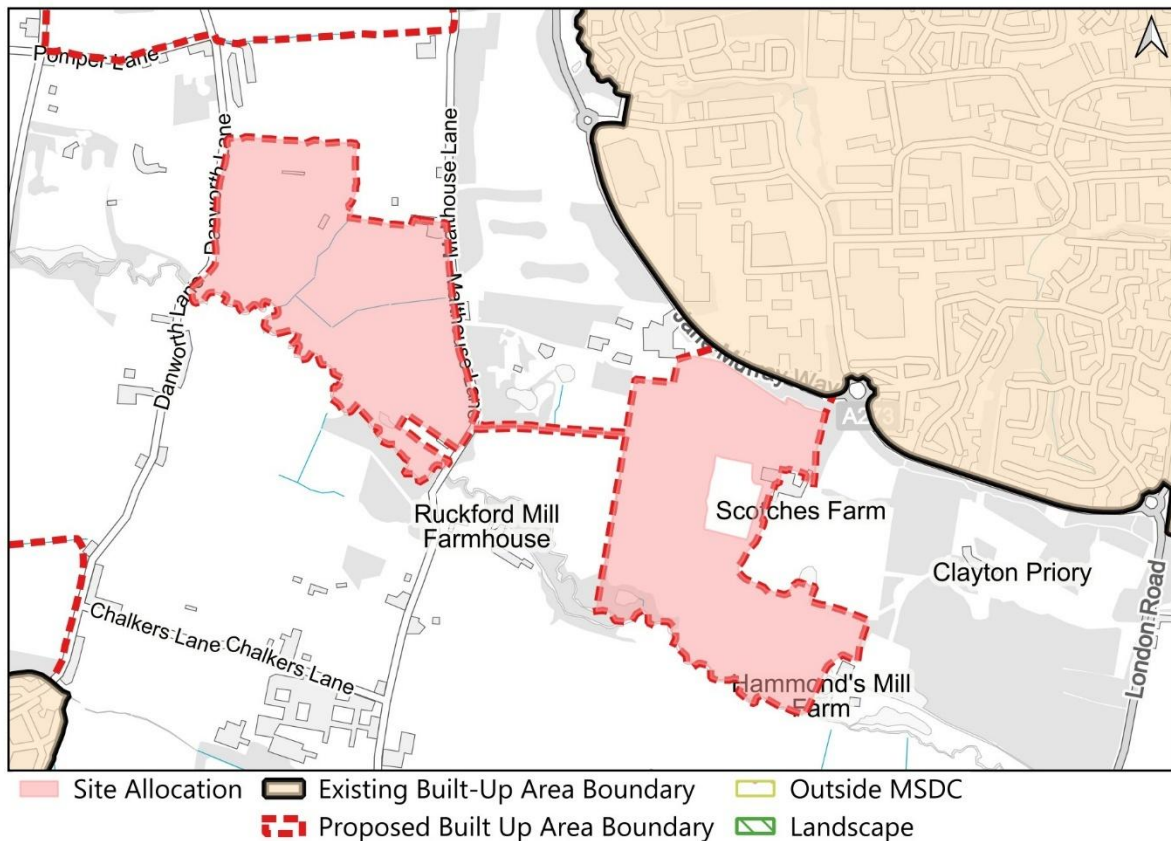
| Modification reference                                      | District Plan section/ policy | Proposed change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                                                             |                               | <p>2. <del>It must be submitted in a clear and accessible format with full supporting evidence to substantiate the inputs and assumptions used. A full working electronic version of the Viability Appraisal model used will be required so that it can be fully tested and interrogated. The Viability Appraisal will be assessed by the District Council with advice from a suitably qualified external consultant/s and the cost of this external advice is to be borne by the developer.</del></p> <p>3. <del>In accordance with PPG paragraph 10-008-20190509, the weight given to a viability assessment will be a matter for the Council as the decision maker, ‘...having regard to all the circumstances in the case.’ Viability submissions that are not in line with paragraphs 007-20190509 and 10-008-20190509 and/or have not been carried out in accordance with the relevant and most up to date RICS Guidance, will be given little weight.</del></p> <p>4<del>2</del>. The Viability Assessment will consider whether the approach adopted and the inputs used are appropriate and adequately justified by evidence and experience. It will determine whether the level of infrastructure contributions and affordable housing provision proposed by the applicant are the maximum that can be viably supported <del>or whether a greater level of policy compliance can be achieved.</del></p> <p>4. <del>Where reductions in infrastructure contributions and/or affordable housing provision are agreed on viability grounds at planning application stage the District Council will include the estimated gross development value and build costs at this stage in a planning obligation, together with details of the required Advanced Stage Viability Review.</del></p> <p>5<del>3</del>. A viability review will be required later in the project, for all schemes where policy requirements are not met in full at the time planning permission is granted. This will enable any increase in viability to be calculated so that greater or full compliance with the Development Plan can be achieved. At the review stage accurate and up to date evidence of build costs and sales values, the key variables most likely to change over time, will be able to be provided for assessment.</p> <p>5. <del>During the Advanced Stage Viability Review the gross development value and build costs will be re-assessed by the District Council with advice from a suitably qualified external consultant and the formula will be applied, to determine whether there has been an increase in viability from that anticipated when the planning application was submitted.</del></p> <p>6. <del>If a surplus (further profit) results from the application of the formula, it will be split between the District Council and the developer 60%/40% and the 60% payable to the District Council will be put towards infrastructure contributions and/or off-site affordable housing provision. This will enable policy requirements which were not deemed deliverable at planning application stage to be met in full or part.</del></p> <p>7. <del>All Viability Appraisals will be made publicly available on the planning register, in order to increase openness and transparency in the planning process. Limited weight will be given to assessments not published in full. Redaction of any information will only be allowed in exceptional circumstances.</del></p> |
| <b>Policies Maps See Appendix XX for Policy Map changes</b> |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| MM101                                                       |                               | <b>The detailed maps for policies and inset map changes are set out in Appendix 2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

## Appendix 1: Additional Site Policies

### MM60: Land west and east of Malthouse Lane, Burgess Hill

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                          |                                                                                                                                                                                                                                                                                                                               |
|------------------------------|---------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Allocation</b>            | Housing |                                                          |                                                                                                                                                                                                                                                                                                                               |
| <b>SHELAA:</b>               | 1105    | <b>Settlement:</b>                                       | Burgess Hill<br>(Hurstpierpoint & Sayers Common/ Hassocks Parishes)                                                                                                                                                                                                                                                           |
| <b>Gross Site Area (ha):</b> | 54      | <b>Number of Dwellings:</b>                              | 750                                                                                                                                                                                                                                                                                                                           |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                          | <ul style="list-style-type: none"> <li>• Land for the provision of full-day care nursery</li> <li>• Natural, semi-natural and amenity green space</li> <li>• Play area</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> </ul>                                                                                      |
|                              |         | <b>Financial contributions towards the provision of:</b> | <ul style="list-style-type: none"> <li>• Improvements at Burgess Hill Station</li> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> </ul> |
|                              |         | <b>Provision of:</b>                                     | <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul>                                                                                                                                                                                                                   |
|                              |         |                                                          |                                                                                                                                                                                                                                                                                                                               |



### Policy Requirements

1. Provide a suitable primary access to the site via a roundabout junction on Jane Murray Way.
2. Provide a suitable secondary access to the site off a new junction on Danworth Lane, which is to be accessible via the proposed Land West of Burgess Hill allocation, DPSC1, and improvements to Danworth Lane.
3. Provide opportunities to improve connectivity between the eastern and western parcels
4. Provide a new multi-functional local neighbourhood centre with flexible retail, cultural and health facilities to support the community.
5. Provide strategic active travel routes and internal active travel routes along Malthouse Lane and Danworth Lane in the western part of the site and connections to Burgess Hill in the eastern part of the site and to Hurstpierpoint.
6. Provide bus service improvements to include consideration of re-routing or extending services to serve the site. Mobility hubs to be provided at key locations within the site offering electric bike / scooter hire and charging facilities.
7. Provide suitable areas of open space equipped with play facilities, sport and other leisure and recreation facilities across the site.
8. Informed by a Heritage Statement, provide an appropriate layout and design which retains and integrates the vistas to the chapel at Hurstpierpoint College from land

within the site and that preserves or enhances the setting of the Grade II Listed Building 'Kents Farmhouse' to the north of the western part of the site.

9. Informed by a Heritage Statement, the design and layout will sensitively respond to the setting of other nearby historic buildings.
10. A permeable network of green and blue 'living links' will be provided across the development with provision for walking and cycling. Integrating green travel corridors for active travel throughout with links to the 'Green Circle'.
11. A multifunctional green corridor will be created adjacent to Herrings Stream, providing an informal park, as well as quiet walking routes, biodiversity retention/enhancement and SuDS drainage measures.
12. Create and enhance woodland and buffer strips along the river corridor to re-naturalise and improve connectivity and riparian habitats having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
13. Provision of pedestrian and cycle routes throughout the site to connect into the existing rights of way network to connect people with key destinations and facilities within the site and beyond.
14. The northern extent of Malthouse Lane will need to provide space for non-car modes to retain its rural character and encourage active travel.
15. Provide an appropriate landscape buffer to the western and southern edges of the site to minimise the perception of coalescence with Hassocks and Hurstpierpoint.
16. Avoid the appearance of a car-dominated layout in the design of the development in accordance with the Mid Sussex Design Guide SPD.
17. Consider the watercourse to the south and east of the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
18. Incorporate the public rights of way crossing the site in the design and layout of the site including maintaining current alignment.
19. Informed by an Archaeological Assessment, address any issues for the Archaeological Notification Area covering part of the site.
20. Address any impacts associated with the Brick Clay (Weald clay) Minerals Safeguarding Area.

## MM61: 1-5 Queens Walk and 22-26 London Road, East Grinstead

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                             |                |
|------------------------------|---------|-----------------------------|----------------|
| <b>Allocation</b>            | Housing |                             |                |
| <b>SHELAA:</b>               | 961     | <b>Settlement:</b>          | East Grinstead |
| <b>Gross Site Area (ha):</b> | 0.35    | <b>Number of Dwellings:</b> | 100            |

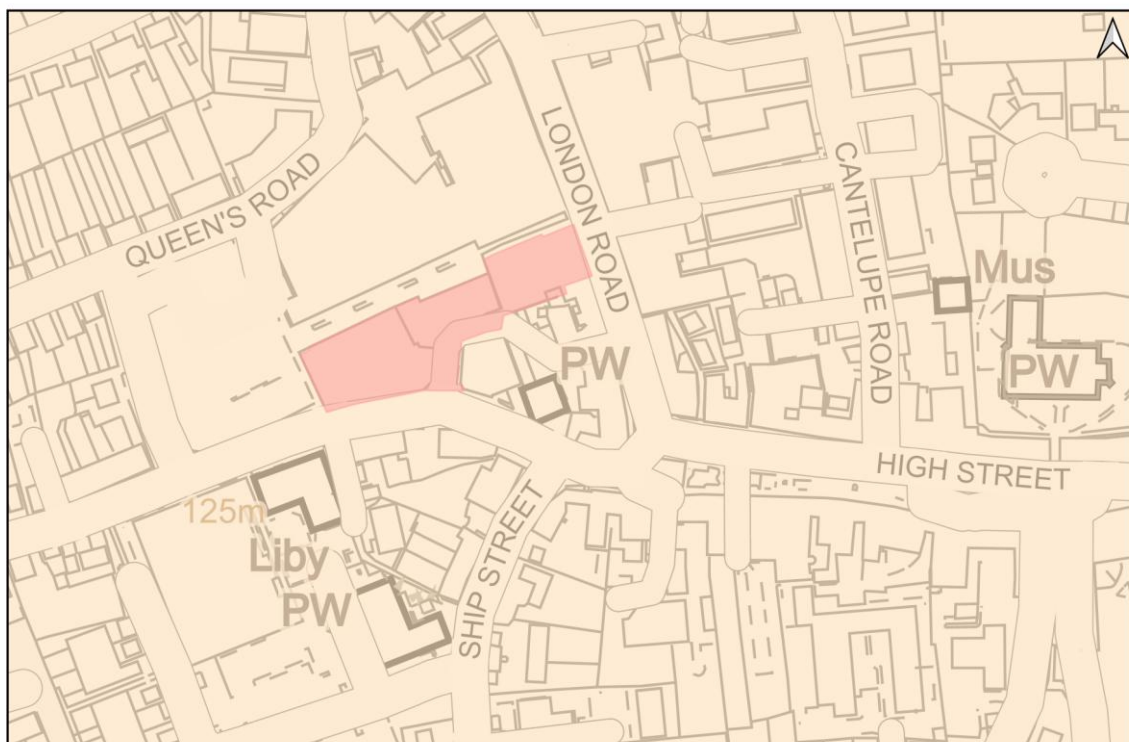
## Infrastructure

## Financial contributions towards the provision of:

- Sustainable Transport
- Education
- Library
- Community buildings
- Local Community Infrastructure
- Emergency services
- Health
- Natural, semi-natural and amenity green space
- Other outdoor provision
- Outdoor sports
- Parks and Gardens
- Play area

## Provision of:

- Highway works
- Sustainable transport measures



- Site Allocation
  Existing Built-Up Area Boundary
  Proposed Built Up Area Boundary
  Outside MSDC
  Landscape

## Policy Requirements

1. Provide suitable vehicular access from West Street.

2. Provide appropriate and suitable residential parking integrated into the development design.
3. Informed by a Heritage Statement, preserve or enhance the setting of the East Grinstead Conservation Area.
4. Informed by a Heritage Statement, preserve or enhance the setting of the nearby listed building 'West Street Baptist Church' (Grade II) and listed buildings along High Street.
5. Provide retail and town centre uses on the ground floor with residential use on the upper floors.
6. The proposed scheme should be an appropriate number of storeys informed by its context to maximise the efficient use of land in a town centre location. The number of storeys must be informed by detailed 3D analysis of the surrounding building massing and all year shadow analysis.
7. Take account of the existing character and street scene. The building design should be set back at the upper floors to avoid an overbearing building that dominates the street scene.
8. The elevational rhythm shall respond to the character and granularity of the surrounding historic plot division pattern, reinforcing the established rhythm and scale of the streetscape.
9. Ensure continuous active frontage on all sides of the site.
10. Widen Queens Walk to allow for defined gathering spaces and direct sunlight.
11. Enhance the public realm for Queens Walk and the frontage to the Queensway car park.
12. Incorporate green infrastructure to enhance the public realm and improve resilience to the effects of climate change.
13. Retain and restore the remaining part of the historic elevation of 22-26 London Road and integrate it into the new development.
14. Retain and reinstate the shop fronts on the remaining part of the historic elevation of 22-26 London Road and integrate it into the new development with new materials based on historical evidence.
15. Take account of the principles in the Mid Sussex Design Guide SPD.

## MM62: Land at Brook House Farm, Turners Hill Road, East Grinstead

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                             |                |
|------------------------------|---------|-----------------------------|----------------|
| <b>Allocation</b>            | Housing |                             |                |
| <b>SHELAA:</b>               | 1024    | <b>Settlement:</b>          | East Grinstead |
| <b>Gross Site Area (ha):</b> | 2.24    | <b>Number of Dwellings:</b> | 45             |

## Infrastructure

## On-site:

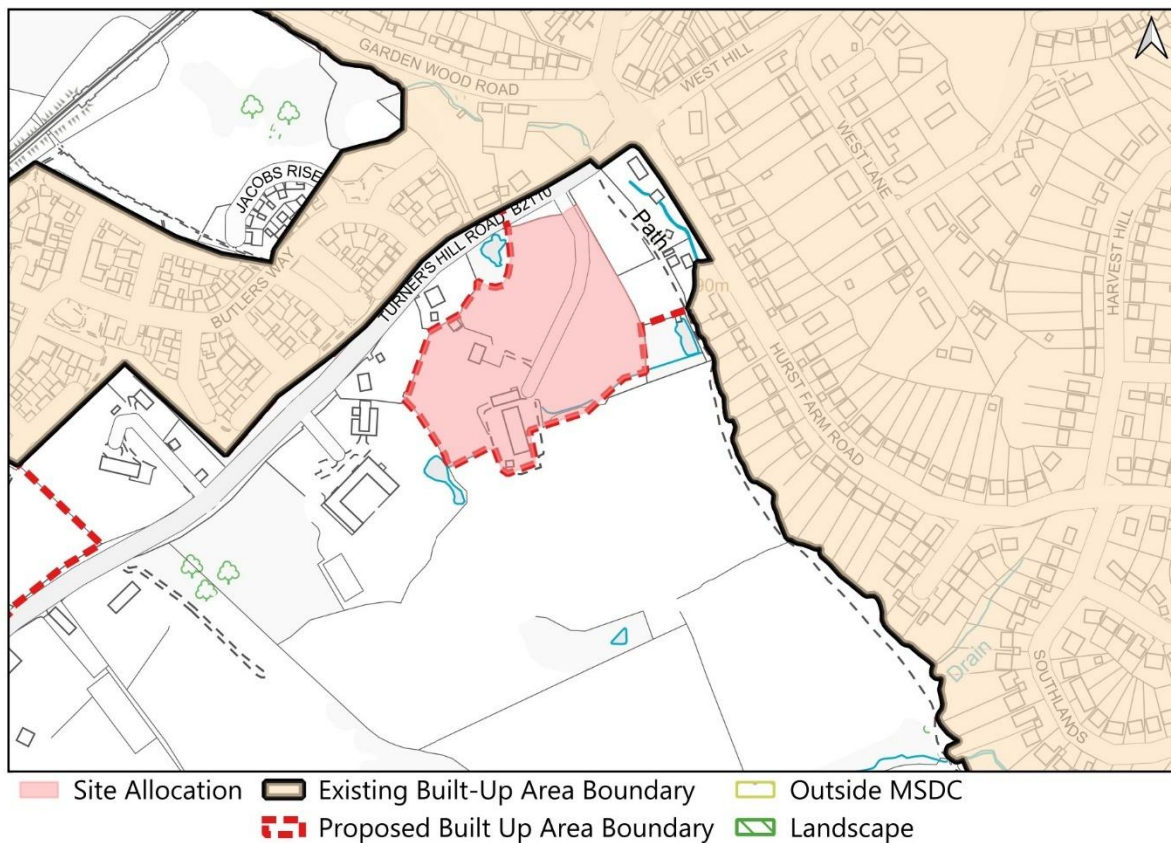
- Natural, semi-natural and amenity green space

## Financial contributions towards the provision of:

- Sustainable Transport
- Education
- Library
- Community buildings
- Local Community Infrastructure
- Emergency services
- Health
- Other outdoor provision
- Outdoor sports
- Parks and Gardens
- Play area

## Provision of:

- Highway works
- Sustainable transport measures



## Policy Requirements

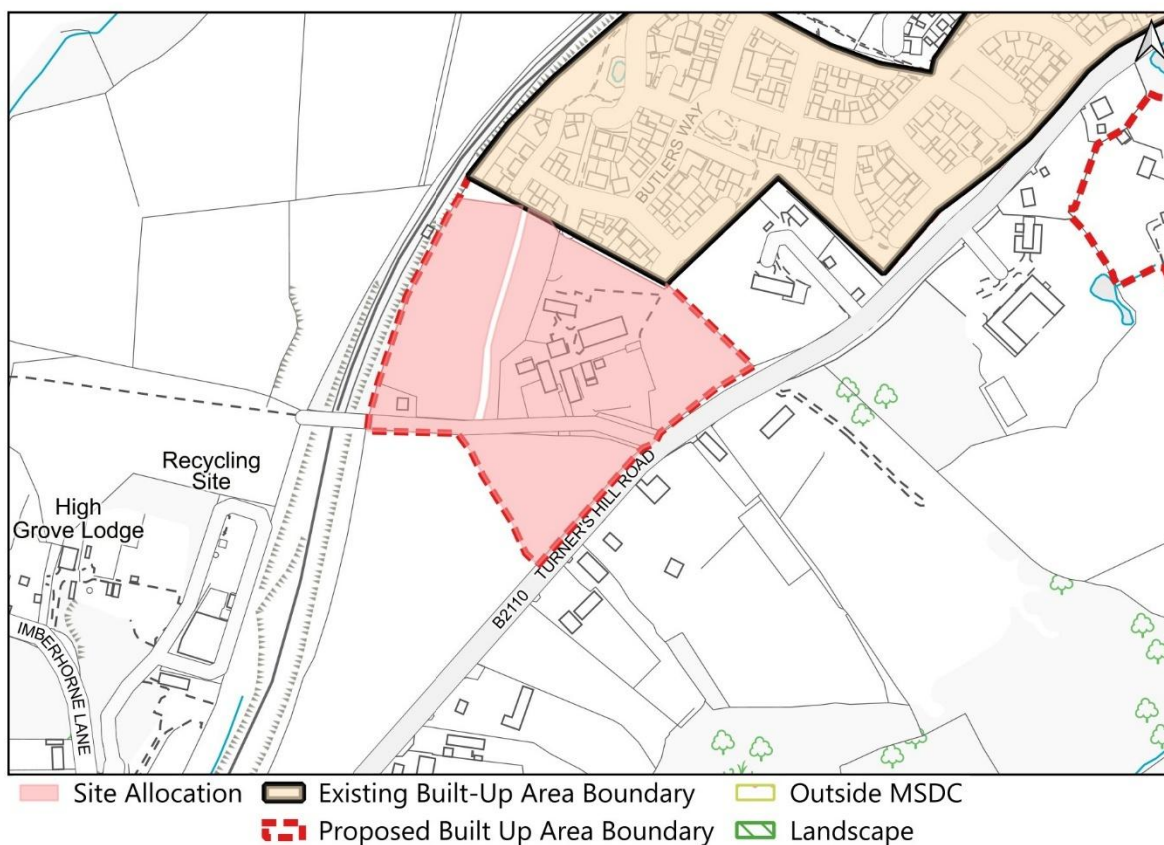
1. Provide suitable access from the B2110 Turners Hill Road.
2. Conserve and enhance the High Weald National Landscape (AONB) by applying a landscape-led design approach that is informed by a LVIA.
3. Utilise the supporting documents to the High Weald AONB Management Plan (High Weald Housing Design Guide, Planning Technical Advice Note: Dark Skies in the High Weald, Planning Technical Advice Note: Soft Landscaping & Planting Plans in Development Proposals and the High Weald Colour Study) to ensure an appropriate layout, design, boundary treatments and landscaping.
4. Ensure an appropriate edge of settlement design and appropriate boundary treatments to avoid urbanisation of the High Weald National Landscape.
5. Ensure development responds to topography and maintains any long views of the surrounding countryside in the design of the scheme.
6. Retain and enhance the hedgerow, green verge and trees on the site boundary fronting the B2110 Turners Hill Road.
7. Retain the mature trees within the site and on the site boundaries.
8. Consider the adjacent ponds in the site drainage strategy to avoid direct and indirect impacts.
9. Ensure a suitable design, including lighting proposals, and take account of best practice to protect dark skies.
10. Improve the existing public rights of way network including footpath EAG/261EG/1.
11. Address any impacts associated with the Brick Clay (Wadhurst) Minerals Safeguarding Area and Building Stone (Ardingly) Minerals Consultation Area.

## MM63: Land north of Hill Place Farm, Turners Hill Road, East Grinstead

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                        |                |
|------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Allocation</b>            | Housing |                                                                                                                                        |                |
| <b>SHELAA:</b>               | 1060    | <b>Settlement:</b>                                                                                                                     | East Grinstead |
| <b>Gross Site Area (ha):</b> | 3.97    | <b>Number of Dwellings:</b>                                                                                                            | 50             |
| <b>Infrastructure</b>        |         | <b>On-site:</b> <ul style="list-style-type: none"> <li>• Natural, semi-natural and amenity green space</li> <li>• Play area</li> </ul> |                |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Financial contributions towards the provision of:</b></p> <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> </ul> <p><b>Provision of:</b></p> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



### Policy Requirements

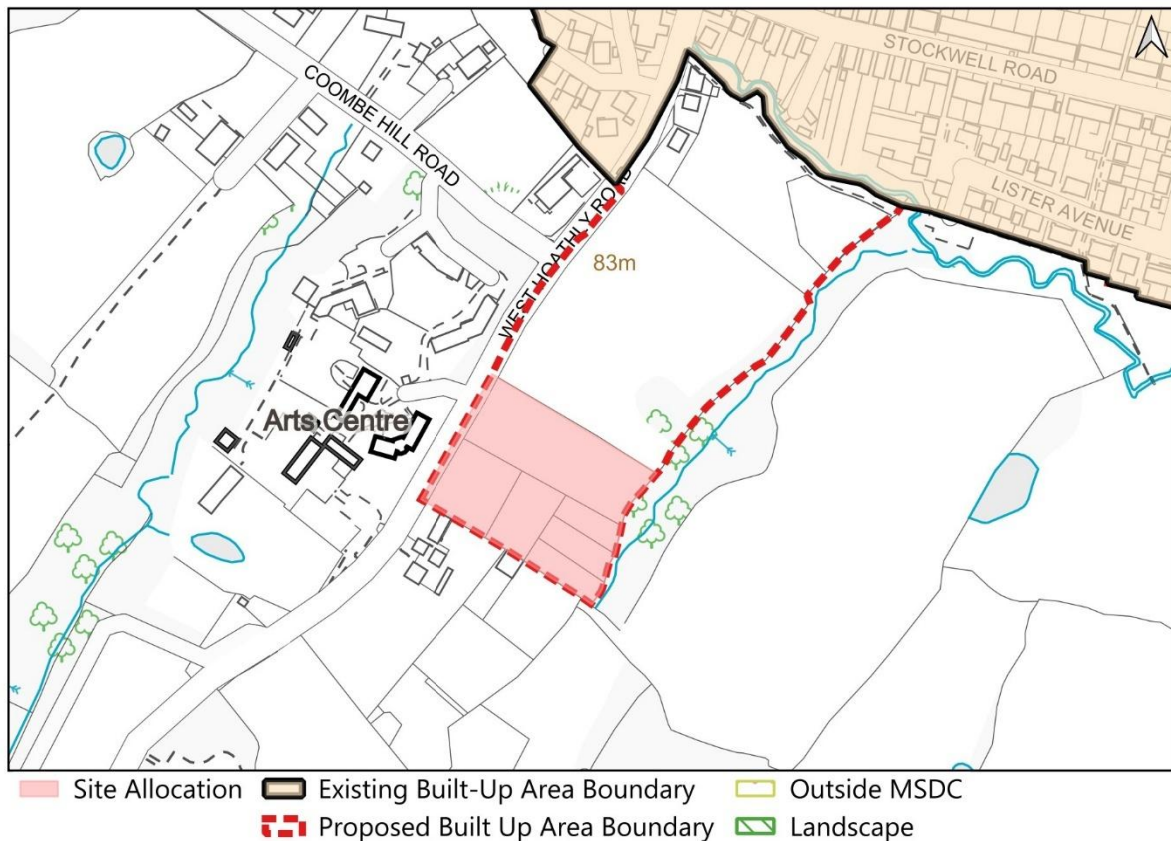
1. Provide suitable access from the B2110 Turners Hill Road.
2. Retain the existing access from the B2110 Turners Hill Road as a pedestrian access.

3. Provide a pedestrian crossing to the footway on the eastern side of the B2110 Turners Hill Road.
4. Ensure an appropriate design and layout to reduce potential impacts on the setting of the High Weald National Landscape.
5. Retain and enhance the existing trees and hedgerow fronting the B2110 Turners Hill Road.
6. Provide an appropriate buffer for the priority habitat (deciduous woodland) on the western site boundary and, where possible, enhance the priority habitat.
7. Incorporate appropriate landscaping and boundary treatments along the southern boundary of the site to reflect a transition from the built environment to the rural countryside.
8. Informed by a Heritage Statement, preserve or enhance the setting of the listed building within the site 'Hill Place' (Grade II).
9. Integrate the development with the recent development to the north of the site by providing pedestrian connectivity.
10. Retain and integrate the existing path crossing the site north-south to maintain connectivity between the development to the north and the public right of way on the southern boundary.
11. Enhance the public right of way on the southern boundary.
12. Address any impacts associated with the Brick Clay (Wadhurst) Minerals Consultation Area and Building Stone (Ardingly) Minerals Safeguarding Area.

## MM64: Land east of West Hoathly Road, East Grinstead

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                     |                |
|------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                     |                |
| <b>SHELAA:</b>               | 1181    | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                  | East Grinstead |
| <b>Gross Site Area (ha):</b> | 1.09    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                         | 20             |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                     |                |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> </ul>                                                                                                                                                                                                                                     |                |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                            |                |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Play area</li> </ul> |                |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                |                |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                                             |                |



### Policy Requirements

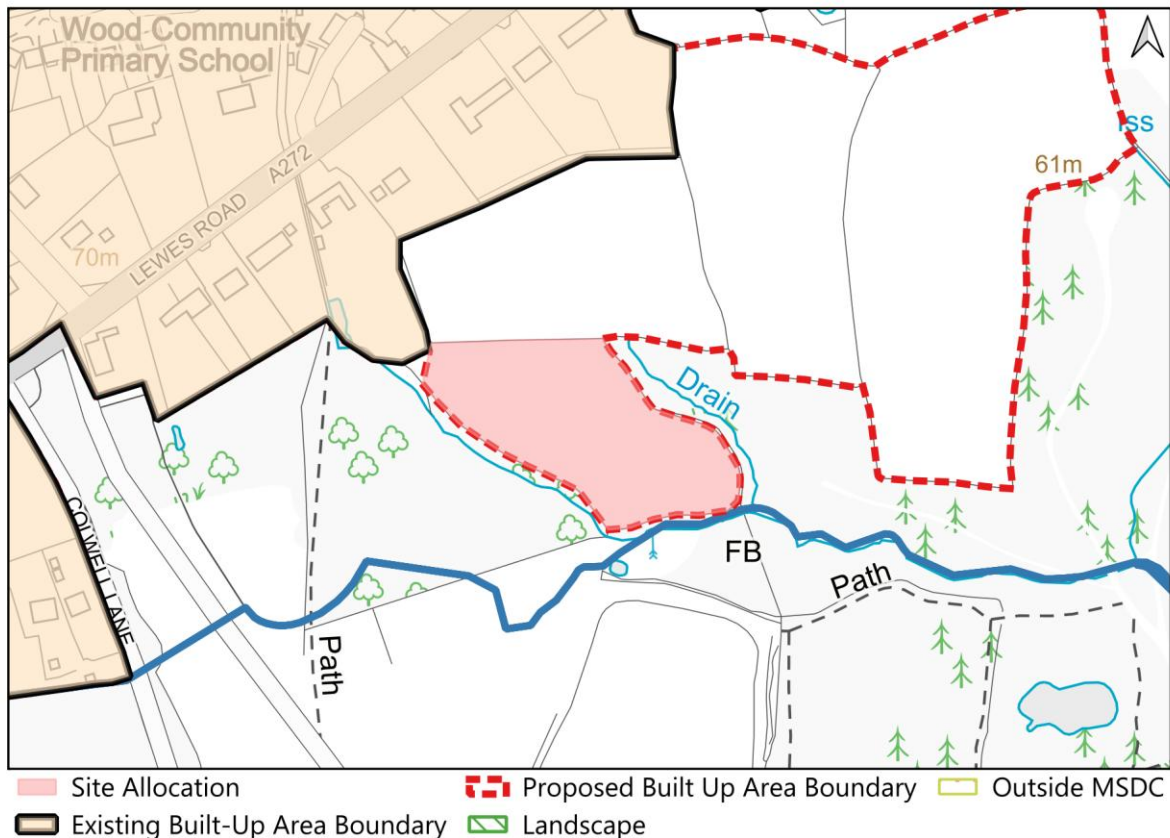
1. Provide suitable access from West Hoathly Road.
2. Provide an appropriately designed site entrance and junction to reduce urbanising effects on the High Weald National Landscape.
3. Conserve and enhance the High Weald National Landscape (AONB) by applying a landscape-led design approach that is informed by a LVIA.
4. Utilise the supporting documents to the High Weald AONB Management Plan (High Weald Housing Design Guide, Planning Technical Advice Note: Dark Skies in the High Weald, Planning Technical Advice Note: Soft Landscaping & Planting Plans in Development Proposals and the High Weald Colour Study) to ensure an appropriate layout, design, boundary treatments and landscaping.
5. Provide a landscape buffer on the southern boundary to provide a transition to the countryside.
6. Provide an appropriate buffer to the adjacent ancient woodland (Rockingshill Wood) and priority habitat (deciduous woodland) to the east of the site and ensure enhancements to the ancient woodland and priority habitat (deciduous woodland).
7. Retain and enhance the vegetation and mature trees on the site boundaries including the boundary fronting West Hoathly Road.
8. Consider the watercourse on the eastern boundary of the site in the site drainage strategy to avoid direct and indirect impacts.

9. Ensure a suitable design, including lighting proposals, and take account of best practice to protect dark skies.
10. Integrate the development with the site to the north (DPA4) by providing pedestrian connectivity.
11. Provide bus service improvements to include consideration of re-routing or extending services to serve the site.
12. Address any impacts associated with the Brick Clay (Wadhurst) Minerals Safeguarding Area.

## MM65: Field rear of North Colwell Barn, Lewes Road, Haywards Heath

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                                                                             |                |
|------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                                                             |                |
| <b>SHELAA:</b>               | 680     | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                                                                          | Haywards Heath |
| <b>Gross Site Area (ha):</b> | 1.2     | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                                                 | 9              |
| <b>Infrastructure</b>        |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                                                                                                    |                |
|                              |         | <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> <li>• Play area</li> <li>• Improvements at Haywards Heath Station</li> </ul> |                |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                                                                                        |                |
|                              |         | <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul>                                                                                                                                                                                                                                                                                                 |                |



### Policy Requirements

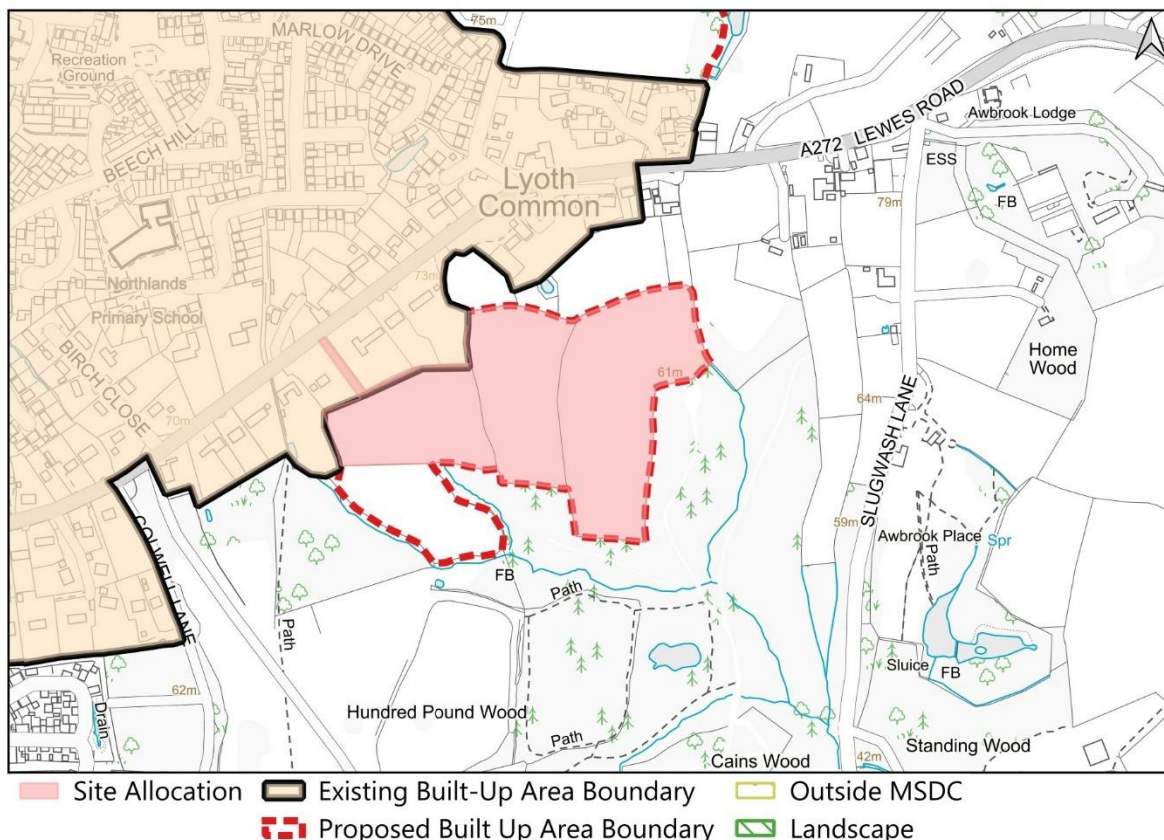
1. Provide suitable access from the A272 Lewes Road. The existing access track may need to be upgraded or investigate the option to integrate access to the site with site MM65 to the north.
2. Reduce the speed limit on the A272 Lewes Road to 30mph (to be discussed with the Highways Authority).
3. Ensure a landscape-led and high quality design and layout for the edge of settlement location including appropriate boundary treatments.
4. Provide an appropriate buffer to the adjacent ancient woodland (Cains Wood) and priority habitat (deciduous woodland) to the east and south of the site and ensure enhancements to the ancient woodland and priority habitat (deciduous woodland).
5. Retain and enhance existing trees and hedgerows.
6. Consider and address any impacts on the Area TPO adjacent to the western boundary of the site.
7. Consider the watercourse on the site boundary and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
8. Informed by a Heritage Statement, preserve or enhance the setting of the Lewes Road Conservation Area.
9. Informed by a Heritage Statement, preserve or enhance the setting of the listed building to the east of the site 'Colwell House' (Grade II).

10. Informed by a Heritage Statement, preserve or enhance the non-designated heritage asset 'North Colwell Barn'.
11. Improve connectivity with the existing public rights of way network including footpath HAH/29CU/2 to the west of the site.
12. Address any impacts associated with the Building Stone (Cuckfield) Minerals Consultation Area.

## MM66: Land at North Colwell Farm, Lewes Road, Haywards Heath

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                                  |                |
|------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                  |                |
| <b>SHELAA:</b>               | 844     | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                               | Haywards Heath |
| <b>Gross Site Area (ha):</b> | 6.3     | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                      | 80             |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                                                  |                |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> <li>Play area</li> </ul>                                                                                                                                                                                                                                               |                |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                                                         |                |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Improvements at Haywards Heath Station</li> </ul> |                |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                                             |                |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                                                                          |                |



### Policy Requirements

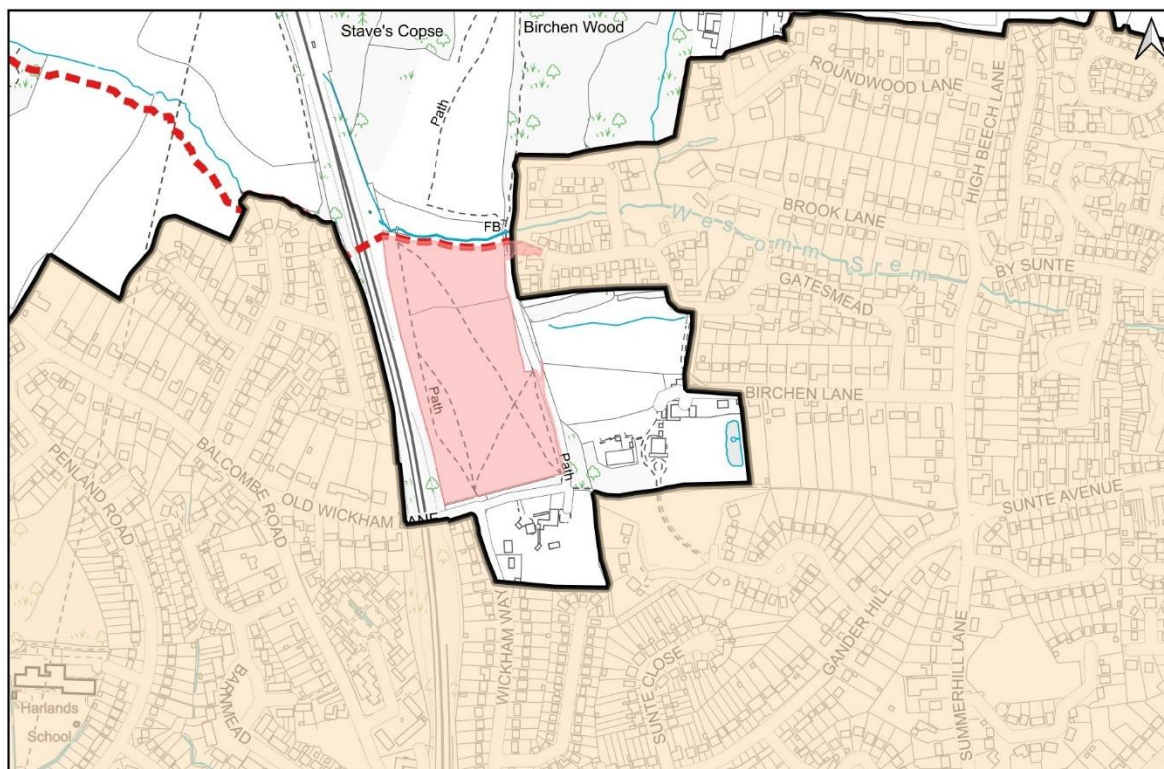
1. Provide suitable access from the A272 Lewes Road.
2. Provide, unless otherwise agreed with the Highways Authority, a pedestrian crossing to the footway on the north side of the A272 Lewes Road to enable safe connectivity with the public right of way (footpath HAH/29CU/1) that provides a route to local services and community facilities . Should a pedestrian crossing not be feasible, improve existing footways and off-site routes to local services and community facilities.
3. Reduce the speed limit on the A272 Lewes Road to 30mph (to be discussed with the Highways Authority).
4. Ensure a landscape-led and high quality design and layout for the edge of settlement location including appropriate boundary treatments.
5. Retain and enhance the existing field boundaries in the design and layout of the scheme.
6. Provide an appropriate buffer to the adjacent ancient woodland (Cains Wood) and priority habitat (deciduous woodland) to the south and east of the site and ensure enhancements to the ancient woodland and priority habitat (deciduous woodland).
7. Retain and enhance the existing trees and hedgerows within the site and on the site boundaries.
8. Informed by a Heritage Statement, preserve or enhance the setting of the Lewes Road Conservation Area.
9. Informed by a Heritage Statement, preserve or enhance the setting of the listed building to the north of the site 'Colwell House' (Grade II).

10. Informed by a Heritage Statement, preserve or enhance the non-designated heritage asset 'North Colwell Barn'.
11. Consider the watercourse to the south and east of the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
12. Address any impacts associated with the Building Stone (Ardingly) Minerals Consultation Area and Building Stone (Cuckfield) Minerals Consultation Area.

## MM67: Land to the North of Old Wickham Lane, Haywards Heath

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                                                     |                |
|------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                                     |                |
| <b>SHELAA:</b>               | 988     | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                                                  | Haywards Heath |
| <b>Gross Site Area (ha):</b> | 4.53    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                         | 49             |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                                                                     |                |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> <li>Provision of natural play areas</li> </ul>                                                                                                                                                                                                                                            |                |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                                                                            |                |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Play area</li> <li>Improvements at Haywards Heath Station</li> </ul> |                |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                                                                |                |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                                                                                             |                |



- Site Allocation
  Existing Built-Up Area Boundary
  Outside MSDC
  Proposed Built Up Area Boundary
  Landscape

### Policy Requirements

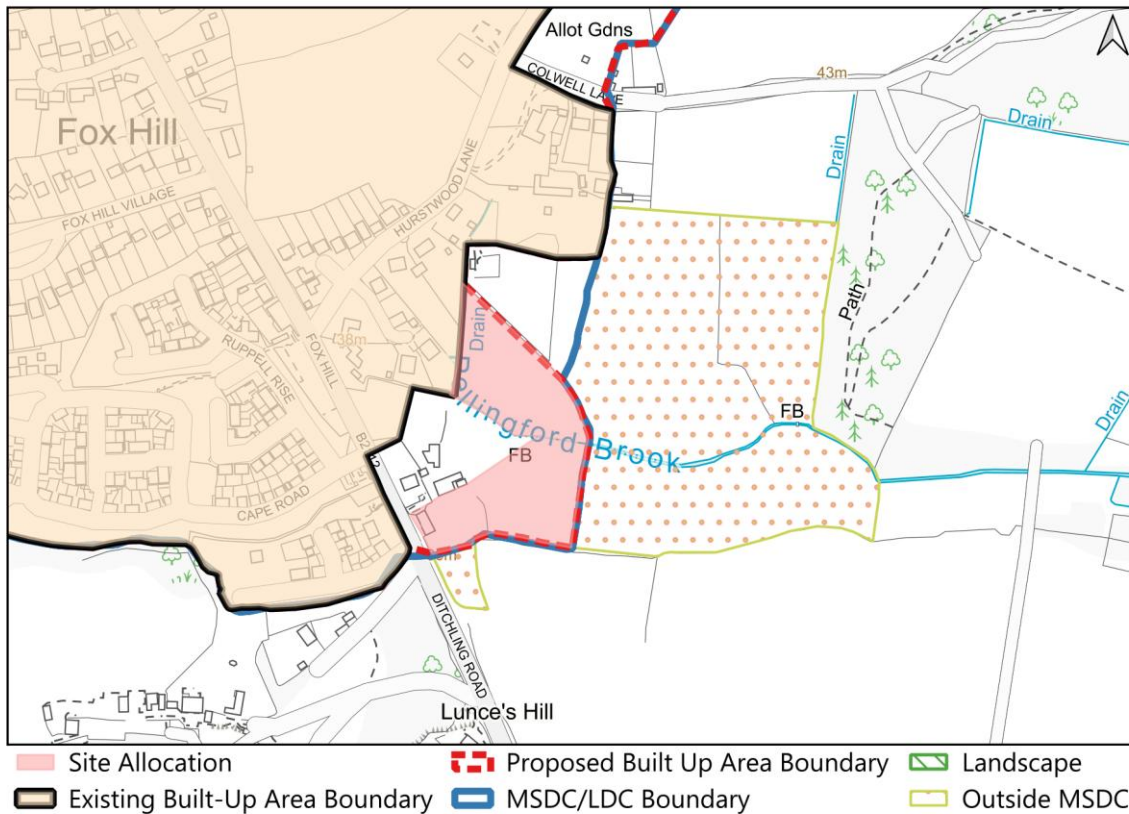
1. Provide suitable access from Gatesmead.
2. Provide an appropriate landscape buffer in the south of the site.
3. Provide an appropriate buffer for the ancient woodland (Birchen Wood) adjacent to the access from Gatesmead.
4. Provide an appropriate buffer for the priority habitat (deciduous woodland) adjacent to the south-east and north-west corners of the site and ensure enhancements to the priority habitat.
5. Retain and enhance the vegetation and mature trees on the site boundaries.
6. Consider and address any impacts on the Area TPO and TPO trees on the southern boundary of the site.
7. Create and manage permanent vegetation buffer strips along the watercourse on the northern boundary of the site to support biodiversity and enhance connectivity having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
8. Informed by a Heritage Statement, preserve or enhance the setting of the listed buildings to the south and east of the site – ‘Wickham Farm’ (Grade II\*) and ‘Sunte House’ (Grade II\*) and its ‘Gardener’s Cottage’ (Grade II) in the grounds.
9. Informed by a Heritage Statement and LVIA, ensure the layout of the site respects the historic field pattern and retains the trees and hedgerows marking the field boundaries.
10. Informed by an Archaeological Assessment, address any issues for the Archaeological Notification Area covering the entire site.

11. Provide good acoustic design to address any impacts from noise associated with the railway line to the west of the site.
12. Protect and enhance the characteristics of the public rights of way on the eastern and southern boundaries of the site (footpaths HAH/46bCU/1 and HAH/47bCU/1) and ensure connectivity to the public rights of way network.
13. Have regard to existing formal and informal non-vehicular routes in the layout of the site and facilitate onward connections to non-vehicular routes including the public rights of way network beyond the site boundary.
14. Address any flood risk impacts associated with the watercourse on the northern boundary of the site.
15. Address any impacts associated with the Brick Clay (Wadhurst) Minerals Consultation Area and Minerals Safeguarding Area and Building Stone (Ardingly) Minerals Consultation Area.

## MM68: Land at Lunce's Hill, Fox Hill, Haywards Heath

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements. The allocation is part of a larger development site within Lewes District as indicated on the site map below.

|                       |         |                                                                                                                                                                                                                                                                                                                                                                        |                |
|-----------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Allocation            | Housing |                                                                                                                                                                                                                                                                                                                                                                        |                |
| SHELAA:               | 1136    | Settlement:                                                                                                                                                                                                                                                                                                                                                            | Haywards Heath |
| Gross Site Area (ha): | 1.9     | Number of Dwellings:                                                                                                                                                                                                                                                                                                                                                   | 14             |
| Infrastructure        |         | Financial contributions towards the provision of:                                                                                                                                                                                                                                                                                                                      |                |
|                       |         | <ul style="list-style-type: none"><li>Sustainable Transport</li><li>Education</li><li>Library</li><li>Community buildings</li><li>Local Community Infrastructure</li><li>Emergency services</li><li>Health</li><li>Other outdoor provision</li><li>Outdoor sports</li><li>Parks and Gardens</li><li>Play area</li><li>Improvements at Haywards Heath Station</li></ul> |                |
|                       |         | Provision of:                                                                                                                                                                                                                                                                                                                                                          |                |
|                       |         | <ul style="list-style-type: none"><li>Highway works</li><li>Sustainable transport measures</li></ul>                                                                                                                                                                                                                                                                   |                |
|                       |         |                                                                                                                                                                                                                                                                                                                                                                        |                |



### Policy Requirements

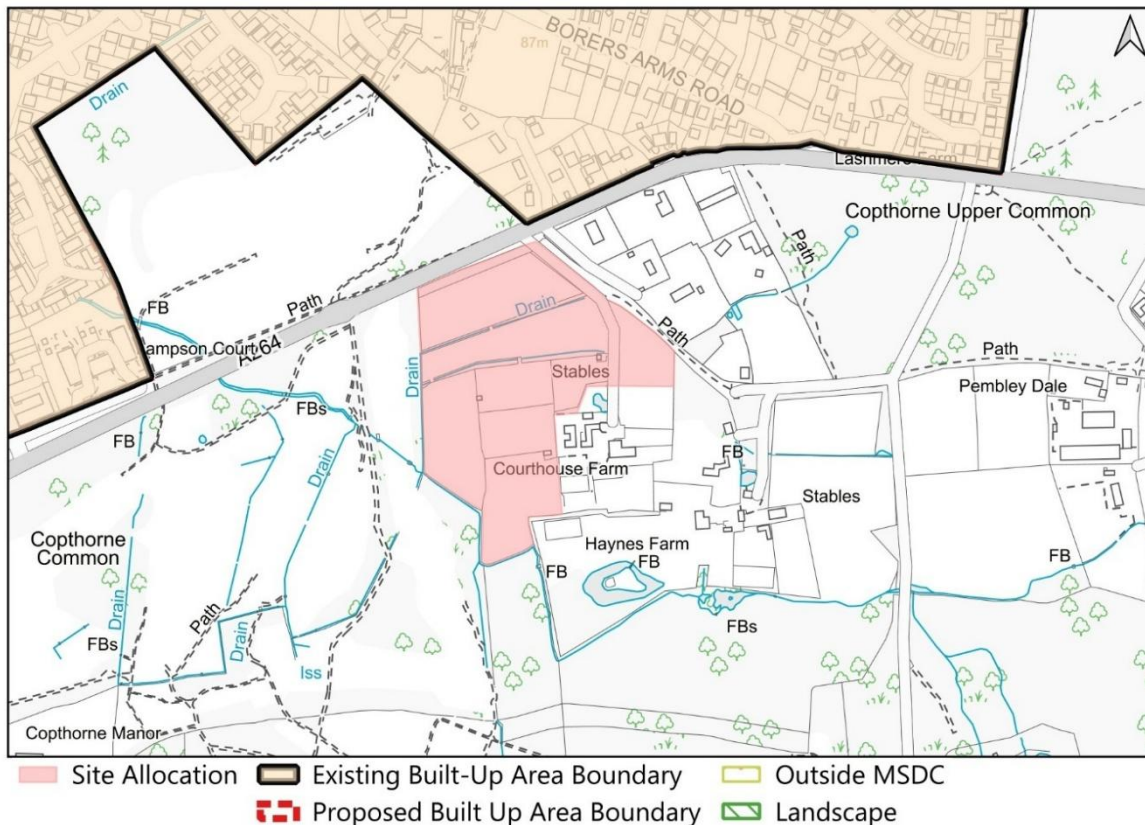
1. Provide suitable access from the B2112 Fox Hill/ Lunce's Hill.
2. Provide a pedestrian crossing to the footway on the western side of the B2112 Fox Hill/ Lunce's Hill.
3. Ensure a landscape-led and high quality design and layout for the edge of settlement location including appropriate boundary treatments.
4. Retain and enhance the green road verge, hedgerow and trees on the site boundary fronting the B2112 Fox Hill/ Lunce's Hill.
5. Retain and enhance trees and hedgerows within the site and on the site boundaries.
6. Create and manage permanent vegetation buffer strips along the watercourse to support biodiversity and enhance connectivity having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
7. Informed by a Heritage Statement, preserve or enhance the setting of the listed building to the north of the site 'Cleavewater' (Grade II).
8. Informed by a Heritage Statement, preserve or enhance the non-designated heritage asset – the historic barn in the south-west corner of the site. Retain the historic barn for appropriate community and/or commercial use.
9. Consider and design development to take account of the surface water flow paths and any flood risk associated with the Pellingford Brook in the site layout and drainage strategy.
10. Improve pedestrian and cycling connections to Haywards Heath.
11. Integrate development with the wider site within Lewes District.

12. Ensure development proposals near the National Grid Electricity Transmission (NGET) overhead line will not compromise safety, operability, maintenance access, asset replacement or future network expansion. Early engagement with NGET is encouraged to identify and resolve any potential impacts.

## MM69: Courthouse Farm, Copthorne Common Road, Copthorne

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                  |           |
|------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                  |           |
| <b>SHELAA:</b>               | 990     | <b>Settlement:</b>                                                                                                                                                                                                                                                                                               | Copthorne |
| <b>Gross Site Area (ha):</b> | 4.3     | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                      | 86        |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                  |           |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> <li>Play area</li> </ul>                                                                                                                                                                                               |           |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                         |           |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> </ul> |           |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                             |           |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                          |           |



### Policy Requirements

1. Provide suitable access from the A264 Copthorne Common Road.
2. Provide a pedestrian crossing to the footway on the north side of the A264 Copthorne Common Road.
3. Provide walking and cycling provision along the A264 Copthorne Common Road to improve access to Copthorne village to the north.
4. Ensure a landscape-led and high quality design and layout for the edge of settlement location including appropriate boundary treatments.
5. Avoid direct and indirect impacts on the adjacent Copthorne Common Local Wildlife Site ensuring enhancement and improved connectivity.
6. Provide an appropriate buffer to the adjacent Local Wildlife Site to the west of the site and the priority habitat (deciduous woodland) to the south of the site.
7. Create and manage permanent vegetation buffer strips along the watercourse to support biodiversity and enhance connectivity having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
8. Retain and enhance the hedgerow, green verge and trees on the site boundary fronting the A264 Copthorne Common Road.
9. Informed by a Heritage Statement, preserve or enhance the setting of the nearby listed building to the north-east of the site 'Tye Cottage' (Grade II).
10. Consider the surface water flow paths and the existing drainage ditches in the site layout and drainage strategy.

11. Have regard to the function of the adjacent golf course to the west in the layout of the proposed scheme.

## MM70: Land rear of The Martins (south of Hophurst Lane), Crawley Down

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                  |              |
|------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                  |              |
| <b>SHELAA:</b>               | 686     | <b>Settlement:</b>                                                                                                                                                                                                                                                                                               | Crawley Down |
| <b>Gross Site Area (ha):</b> | 6.5     | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                      | 150          |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                  |              |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> <li>Community orchard</li> <li>Play area</li> </ul>                                                                                                                                                                    |              |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                         |              |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> </ul> |              |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                             |              |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> <li>Gas reinforcement works</li> </ul>                                                                                                                                                                         |              |

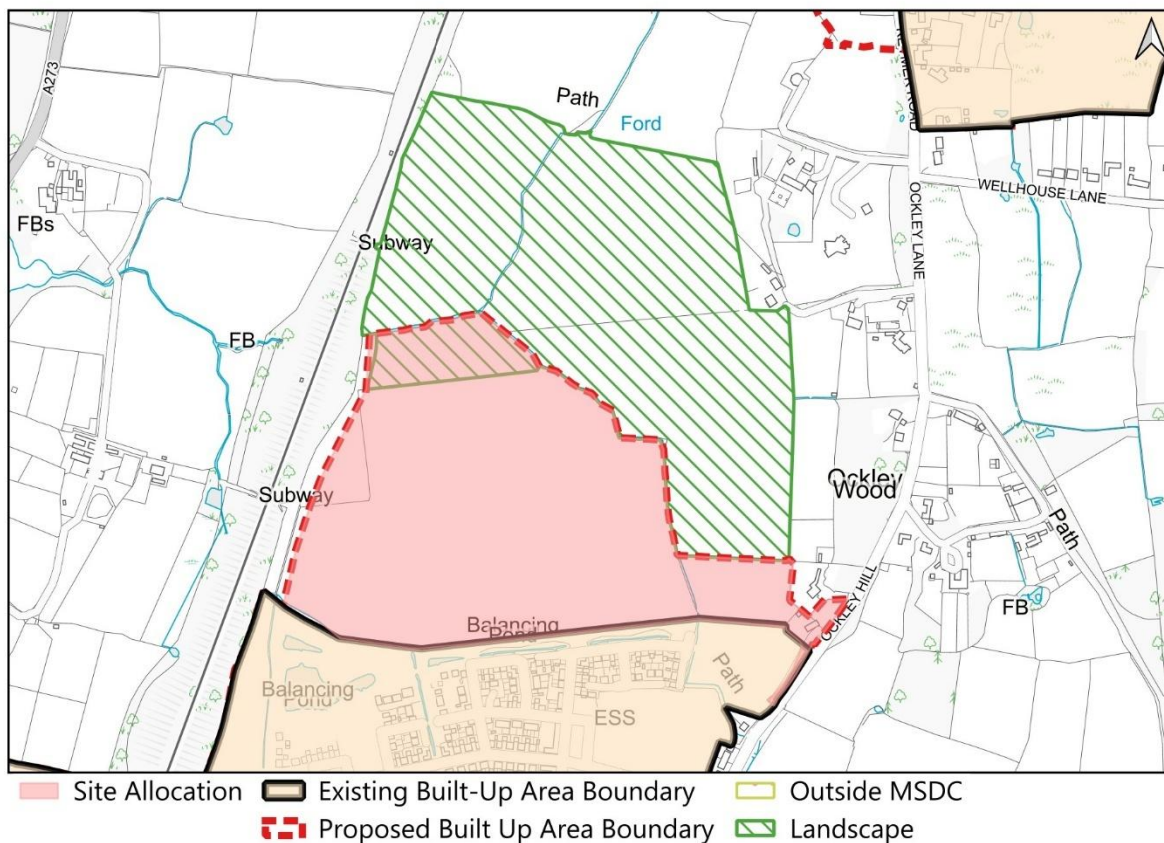


10. Provision of reinforcement works of the gas network. Early engagement with Southern Gas Network is encouraged.
11. Address any impacts associated with the Building Stone (Ardingly) Minerals Consultation Area.

## MM71: Land west of Ockley Lane, Hassocks

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                         |          |
|------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                         |          |
| <b>SHELAA:</b>               | 1137    | <b>Settlement:</b>                                                                                                                                                                                                                                                                                      | Hassocks |
| <b>Gross Site Area (ha):</b> | 21.1    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                             | 250      |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                         |          |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> <li>Play area</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Orchard/ food growing space/ allotments</li> </ul>                                                                                  |          |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                |          |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Improvements at Hassocks Station</li> </ul> |          |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                    |          |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                 |          |



### Policy Requirements

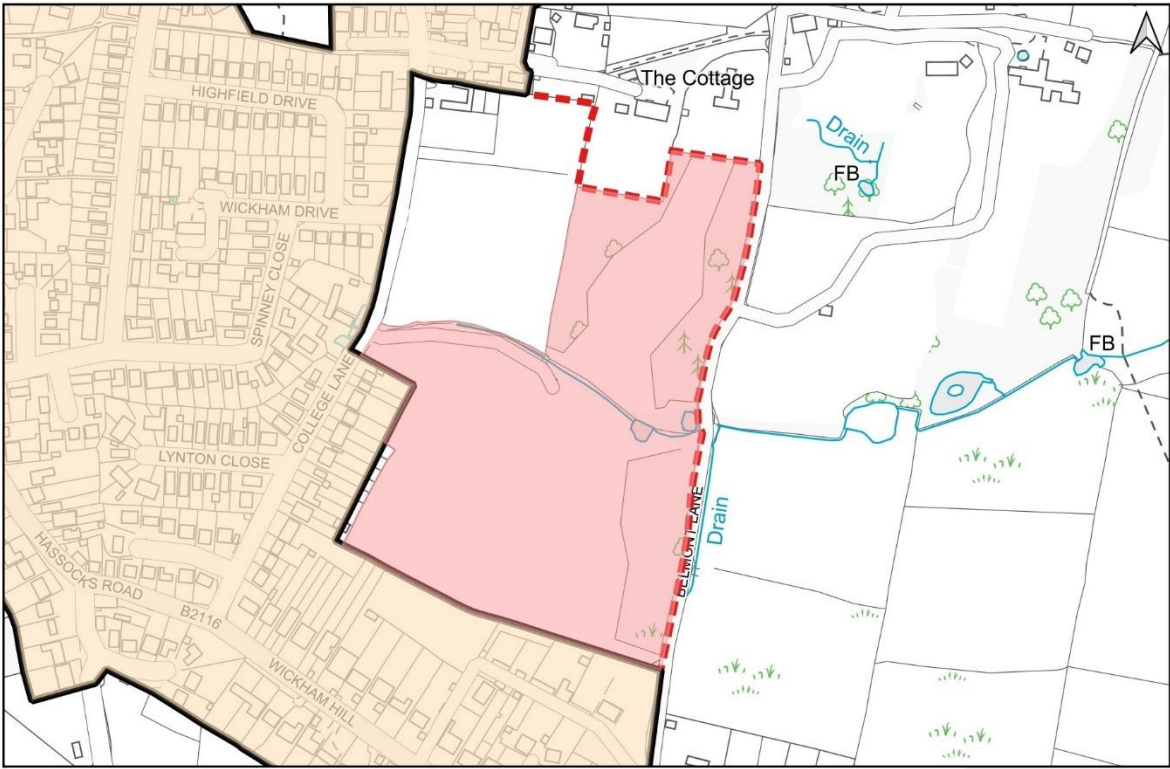
1. Provide suitable access from Ockley Lane.
2. Provide connectivity to the existing pedestrian and cycle path alongside the railway line.
3. Improve pedestrian and cycling connectivity to Hassocks/ Keymer and nearby bus stops by providing a footway and cycle path on Ockley Lane (to be discussed with the Highways Authority).
4. Integrate the development with the development (Ockley Park) to the south of the site by providing pedestrian connectivity.
5. Retain and enhance the existing trees, bank and hedgerow fronting Ockley Lane and Ockley Hill.
6. Ensure a landscape-led and high quality design and layout for the edge of settlement location including appropriate boundary treatments.
7. Provide an appropriate buffer for the priority habitat (deciduous woodland) on the western site boundary along the railway line and to the east of the site and ensure enhancements to the priority habitat.
8. Provide an appropriate buffer to the adjacent ancient woodland (Ockley Wood) and ensure enhancements to the ancient woodland.
9. Enhance woodland connectivity and create new woodland having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
10. Provide an appropriate landscape buffer and natural boundary on the northern and eastern site boundaries.

11. Incorporate a wildlife area/ nature reserve in the north-west of the site.
12. Create and manage permanent vegetation buffer strips along the watercourse in the north-west of the site to support biodiversity and enhance connectivity having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
13. Informed by an Archaeological Assessment, consider and address any issues for the Archaeological Notification Area on the western site boundary.
14. Consider the surface water flow paths and the watercourses in the site layout and drainage strategy.
15. Retain the three northern fields, as shown on the policies map, as their current agricultural use or as public open space or as nature conservation. These fields are to be safeguarded from future development to prevent coalescence with Burgess Hill.
16. Address any impacts associated with the Brick Clay (Weald) Minerals Safeguarding Area.

## MM72: Land east of College Lane, Hurstpierpoint

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

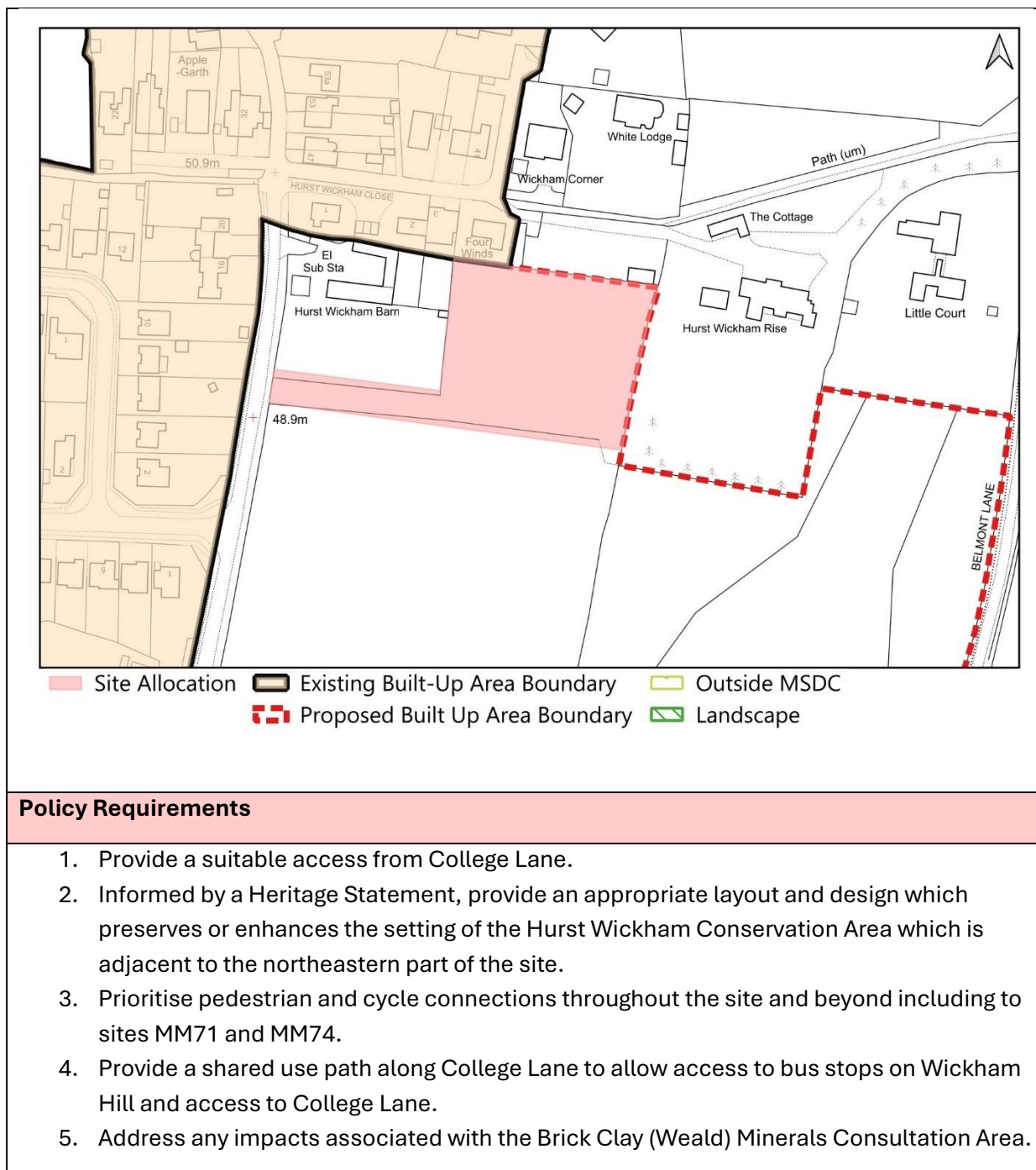
|                              |         |                                                                                                                                                                                                                                                                                                                                                            |                |
|------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                            |                |
| <b>SHELAA:</b>               | 19      | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                         | Hurstpierpoint |
| <b>Gross Site Area (ha):</b> | 5.3ha   | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                | 75             |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                                            |                |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> <li>Play area</li> </ul>                                                                                                                                                                                                                                         |                |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                                                   |                |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Improvements at Hassocks Station</li> </ul> |                |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul> |
|  <p> <span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Site Allocation         <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black; margin-left: 10px; margin-right: 5px;"></span> Existing Built-Up Area Boundary         <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid yellow; margin-left: 10px; margin-right: 5px;"></span> Outside MSDC         <span style="display: inline-block; width: 15px; height: 10px; border: 2px dashed red; margin-left: 10px; margin-right: 5px;"></span> Proposed Built Up Area Boundary         <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid green; margin-left: 10px; margin-right: 5px;"></span> Landscape       </p> |                                                                                                                                  |
| <b>Policy Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                  |
| <ol style="list-style-type: none"> <li>1. Provide a suitable access from College Lane.</li> <li>2. Provision of pedestrian and cycle paths within landscaped green corridors to provide attractive routes within the site and beyond including sites 1172 and 582 to the northwest.</li> <li>3. Provide a shared use path along College Lane to allow access to bus stops on Wickham Hill and access to College.</li> <li>4. Provision of cycle connection onto BW8C.</li> <li>5. Consider the watercourse to the north of the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.</li> <li>6. Retention of the landscape buffer along the eastern boundary of the site.</li> <li>7. Address any impacts associated with the soft sand Minerals Consultation Area and Minerals Safeguarding Area.</li> </ol>                                                                                                                       |                                                                                                                                  |

## MM73: South of Hurst Wickham Barn, College Lane, Hurstpierpoint

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

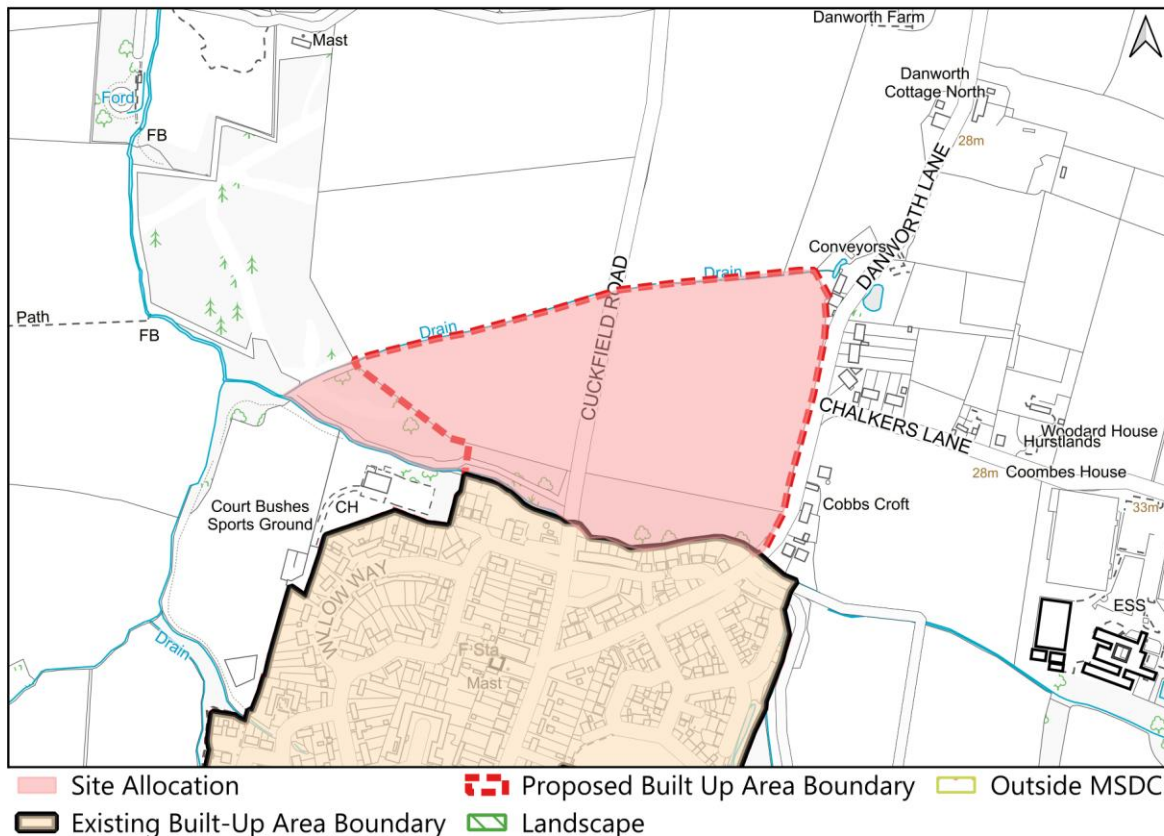
|                              |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |
|------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |
| <b>SHELAA:</b>               | 582     | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Hurstpierpoint |
| <b>Gross Site Area (ha):</b> | 0.6     | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 9              |
| <b>Infrastructure</b>        |         | <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> <li>• Play area</li> <li>• Improvements at Hassocks Station</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul> |                |



## MM74: Land north of Willow Way and Talbot Mead, Cuckfield Road

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                                                  |                |
|------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                                  |                |
| <b>SHELAA:</b>               | 1075    | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                                               | Hurstpierpoint |
| <b>Gross Site Area (ha):</b> | 10.44   | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                      | 150            |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                                                                  |                |
|                              |         | <ul style="list-style-type: none"> <li>• Natural, semi-natural and amenity green space</li> <li>• Play area</li> </ul>                                                                                                                                                                                                                                                           |                |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                                                                         |                |
|                              |         | <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> <li>• Improvements at Hassocks Station</li> </ul> |                |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                                                             |                |
|                              |         | <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul>                                                                                                                                                                                                                                                                      |                |



### Policy Requirements

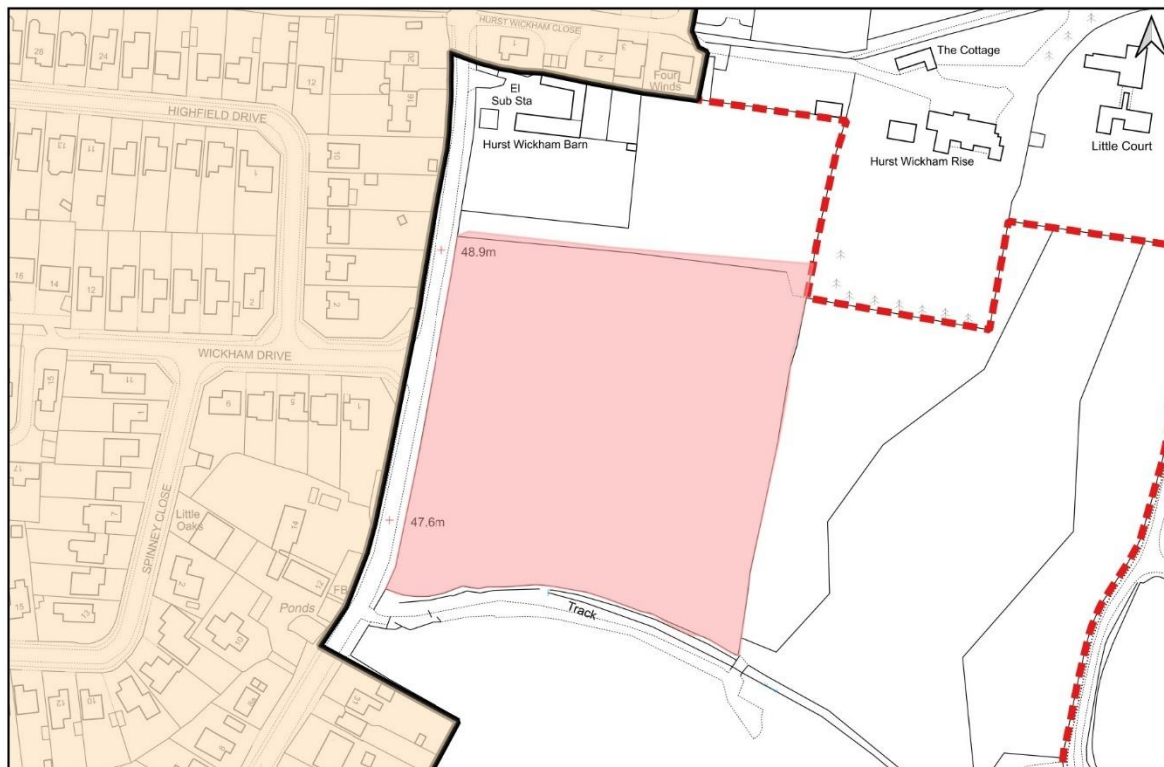
1. Provide suitable access to the site from either side of Cuckfield Road.
2. The development will provide a substantial landscape buffer along the northern and north-eastern edges of the site to minimise the perception of coalescence with Burgess Hill and DPSC1: Land West of Burgess Hill.
3. Create new woodland as part of the landscape buffer having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
4. Informed by a Heritage Statement and LVIA, views from the site to the Grade II Listed Building 'Hurstpierpoint College' in the east and to the South Downs National Park in the south will be protected.
5. A new footway along Cuckfield Road, Danworth Lane and Chalkers Lane, within the site to allow access to Willow Way and Bus Stop reference 4400MS0199, will be provided, supported by a crossing point, which will provide a direct pedestrian access to the western part of the site.
6. Provision of pedestrian and cycle paths connecting the site with Court Bushes Recreation Ground and eastwards towards Chalkers Lane to connect with the existing PROW and cycle routes through Hurstpierpoint and north to the Arc and beyond.
7. Improve and upgrade existing PROW reference HSC-31HU.
8. Provide a woodland / riverside walk along the river corridor and enhance woodland having regard to the objectives of the West Sussex Local Nature Recovery Strategy.

9. Consider the watercourse to the south of the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
10. Address any impacts associated with the Brick Clay (Weald) Minerals Safeguarding Area and Waste site safeguarding area (Former Hurstpierpoint Sewage Works).

## MM75: Land south of Hurst Wickham Barn, College Lane, Hurstpierpoint

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                                               |                |
|------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                               |                |
| <b>SHELAA:</b>               | 1172    | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                                            | Hurstpierpoint |
| <b>Gross Site Area (ha):</b> | 1.87    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                   | 35             |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                                                               |                |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> </ul>                                                                                                                                                                                                                                                                               |                |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                                                                      |                |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Play area</li> <li>Improvements at Hassocks Station</li> </ul> |                |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                                                          |                |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                                                                                       |                |



- Site Allocation
  Existing Built-Up Area Boundary
  Outside MSDC
  Proposed Built Up Area Boundary
  Landscape

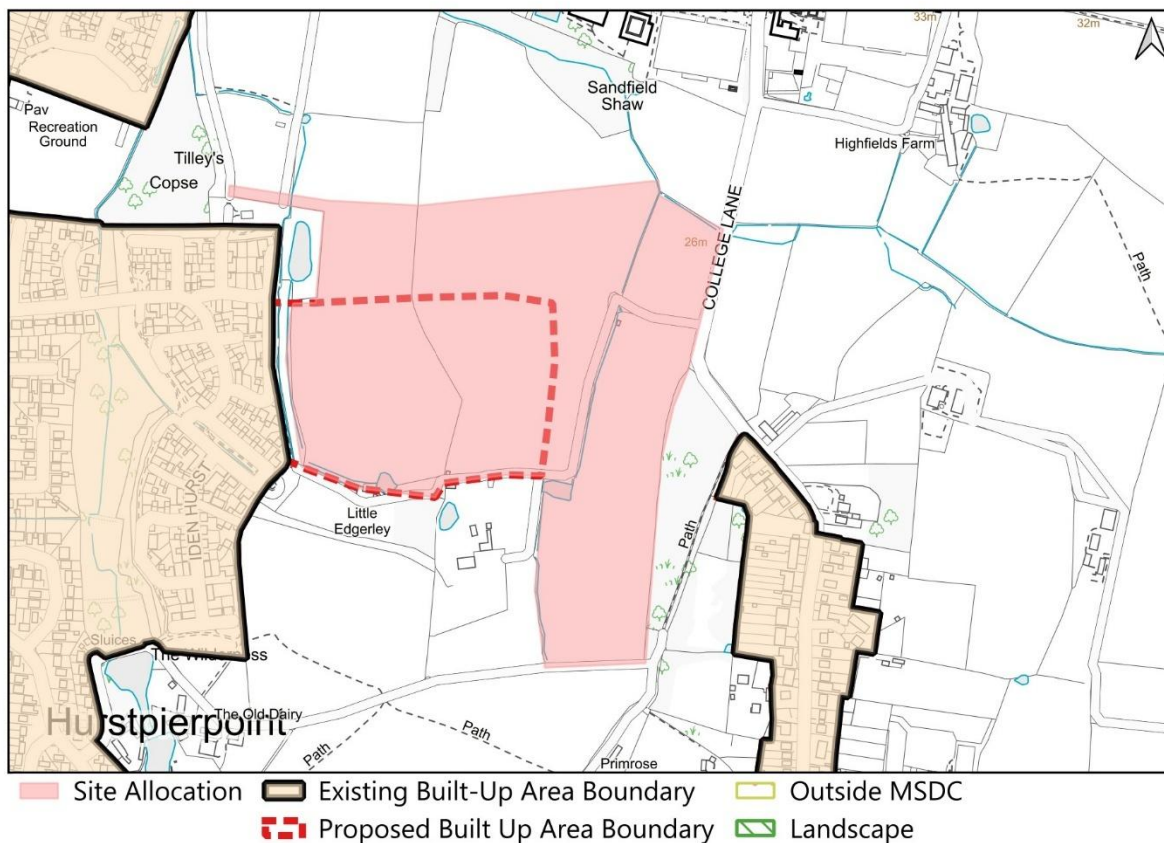
### Policy Requirements

1. Provide a suitable access to the site from College Road.
2. Provide a footway on the southern side of the access road to connect into the existing footway on the eastern side of College Lane south of the access point.
3. Provide a shared use path along College Lane to allow access to bus stops on Wickham Hill and access to College Lane.
4. Informed by a Heritage Statement, the vista towards the Grade II Listed Building (Wickham Farmhouse) to the west of the site will be retained by provision of an area of public open space to the south of the site.
5. Informed by a Heritage Statement, provide an appropriate layout and design which preserves or enhances the setting of Hurst Wickham Conservation Area to the north of the site.
6. Prioritise pedestrian and cycle connections throughout the site and beyond including to sites MM71 and MM72 to the south and north of the site respectively.
7. Consider the watercourse to the south of the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
8. Address any impacts associated with the Soft Sand Minerals Consultation Area.

### MM76: Land north east of Hurstpierpoint

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |
|------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |
| <b>SHELAA:</b>               | 575     | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Hurstpierpoint |
| <b>Gross Site Area (ha):</b> | 18.7    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 150            |
| <b>Infrastructure</b>        |         | <b>On-site:</b> <ul style="list-style-type: none"> <li>• Natural, semi-natural and amenity green space</li> <li>• Play area</li> <li>• Provision of a trim trail and facilities for young people e.g. skate park</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> <li>• Improvements at Hassocks Station</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul> |                |



### Policy Requirements

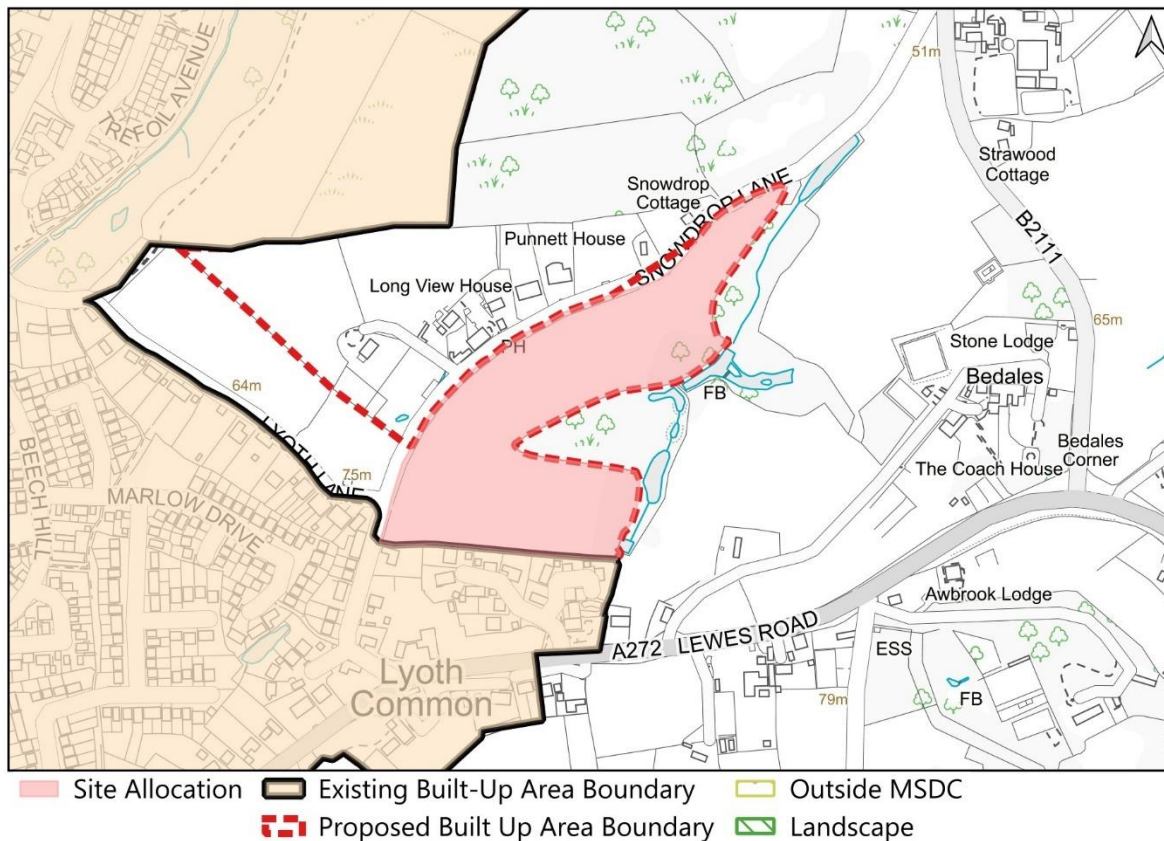
1. Provide a suitable access to the site from Iden Hurst.
2. Significant areas of natural greenspace will be provided on the northern and eastern edges of the site to provide an extension to Hurst Meadows, and improvements to biodiversity, as shown on the policies map.
3. Create and manage permanent vegetation buffer strips along the river corridors in the north-east of the site to support biodiversity and enhance connectivity having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
4. Provision of improved pedestrian and cycle connectivity east to west between Cuckfield Road and College Lane including the Hurst Meadows development and St Georges Lane; and north to south between Hurstpierpoint College and Hurstpierpoint High Street.
5. Provide improvements to footpath FP63HU connecting site directly to Hurstpierpoint Health Centre.
6. Provision of 100m shared use path to Davey Way to allow access to Bus Stops references 4400MS0208 and 4400MS0209.
7. Improve and upgrade existing PROW reference HSC-62H. Provide a cycle link from the site to Chalkers Lane, as part of the southern section of a strategic cycle link to Burgess Hill.
8. Informed by an Archaeological Assessment, address any issues for the Archaeological Notification Area covering the entire site.

9. Consider the watercourse that crosses the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
10. Address any impacts associated with the Brick Clay (Weald) Minerals Safeguarding.

## MM77: Land off Snowdrop Lane, Lindfield

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                                  |           |
|------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                  |           |
| <b>SHELAA:</b>               | 29      | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                               | Lindfield |
| <b>Gross Site Area (ha):</b> | 2.05    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                      | 50        |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                                                  |           |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> <li>Play area</li> </ul>                                                                                                                                                                                                                                               |           |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                                                         |           |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Improvements at Haywards Heath Station</li> </ul> |           |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                                             |           |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                                                                          |           |



### Policy Requirements

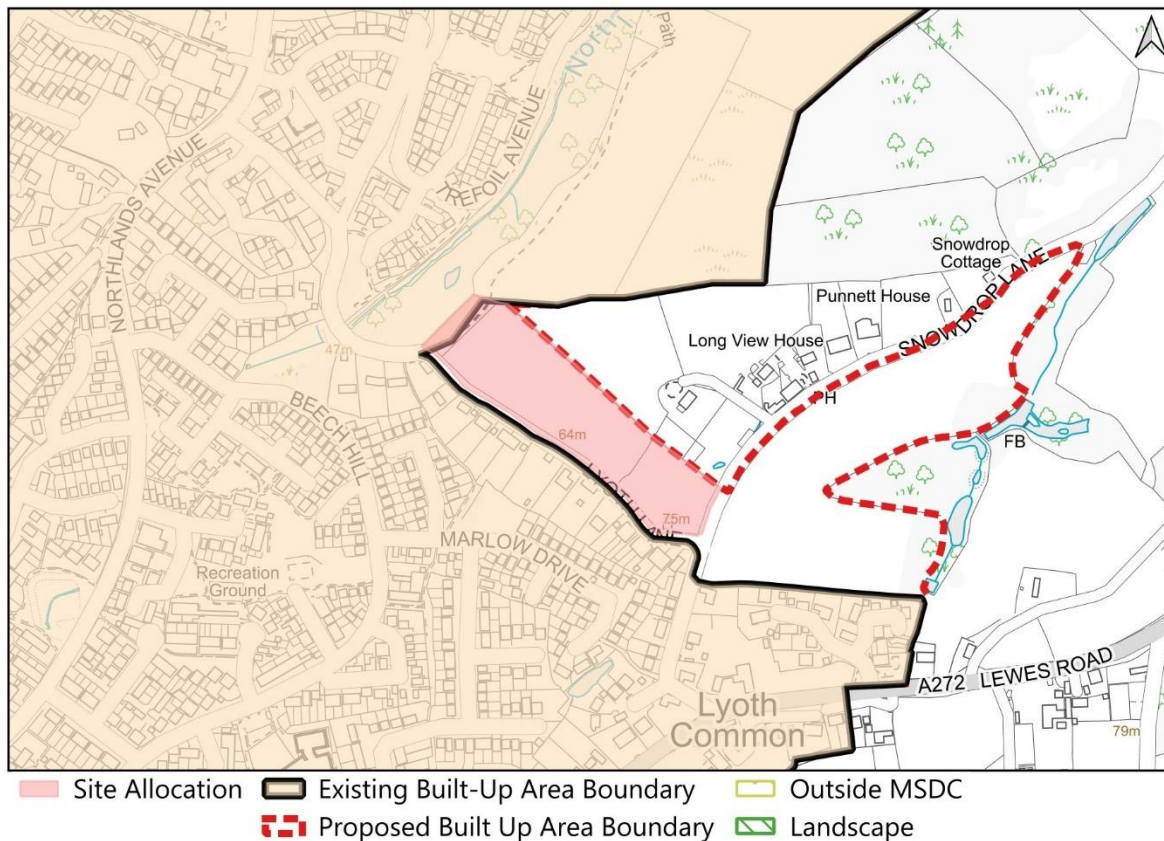
1. Provide a suitable access from Snowdrop Lane.
2. Provide, unless otherwise agreed with the Highways Authority, a new footway on Snowdrop Lane connecting the site to the A272 to the south (if development comes forward in advance of Land to the north of Lyoth Lane MM78).
3. Provide, unless otherwise agreed with the Highways Authority, a bus layby on the A272 to the south of the site, with a continuous footway introduced across it (if development comes forward in advance of Land to the north of Lyoth Lane MM78).
4. Nearest bus stops on Northlands Avenue to receive improvements and crossing facilities to them (if development comes forward in advance of Land to the north of Lyoth Lane MM78).
5. Provide an appropriate buffer for the ancient woodland (Sluts Lane Wood) to the east of the site.
6. Create and enhance the woodland to the east of the site having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
7. Informed by a Heritage Statement, provide an appropriate layout and design which preserves or enhances the setting of Lewes Road Conservation Area to the south of the site.
8. As the site forms part of a gateway into Haywards Heath and distance views to the High Weald National Landscape are available, portions of the site should remain open to respect and retain these features (to be informed by a LVIA).

9. The northern part of the site is to be retained as public open space, as identified on the policies map.
10. Consider the watercourse to the east of the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.

## MM78: Land to the north of Lyoth Lane, Lindfield

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |
|------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |
| <b>SHELAA:</b>               | 1006    | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                                                                                                           | Lindfield |
| <b>Gross Site Area (ha):</b> | 2.23    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                                                                                  | 30        |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |           |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> </ul>                                                                                                                                                                                                                                                                                                                                              |           |
|                              |         | <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Play area</li> <li>Improvements at Haywards Heath Station</li> </ul> |           |
|                              |         | <b>Provision of:</b> <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                                                                                                                                 |           |



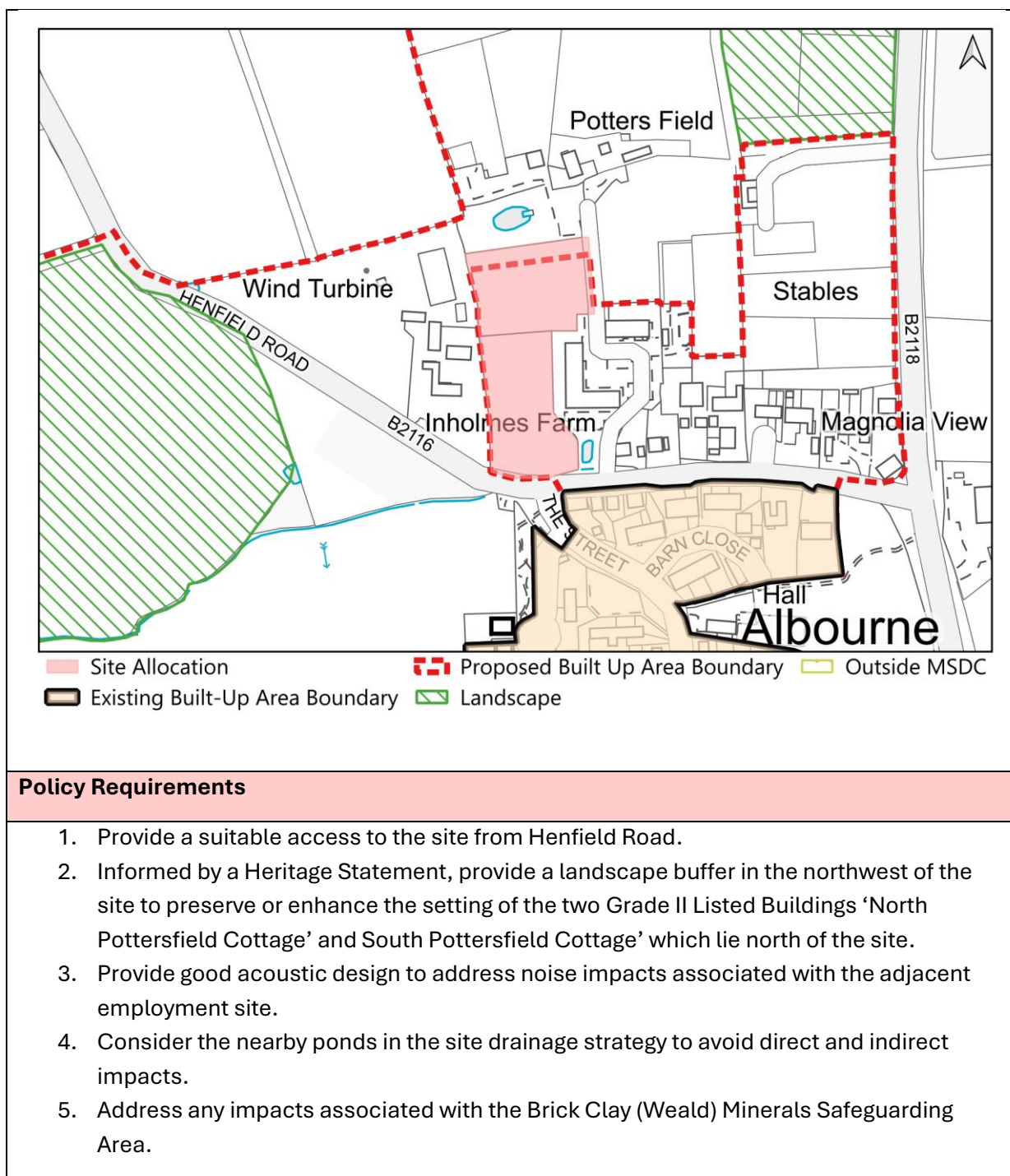
### Policy Requirements

1. Provide suitable access from Snowdrop Lane.
2. Provide, unless otherwise agreed with the Highways Authority, a new footway on Snowdrop Lane connecting the site to the A272 to the south (if development comes forward in advance of Land off Snowdrop Lane MM77).
3. Provide, unless otherwise agreed with the Highways Authority, a bus layby on the A272 to the south of the site, with a continuous footway introduced across it (if development comes forward in advance of Land off Snowdrop Lane MM77).
4. Nearest bus stops on Northlands Avenue to receive improvements and crossing facilities to them (if development comes forward in advance of Land off Snowdrop Lane MM77).
5. Informed by a Heritage Statement, provide an area of informal public open space in the northwest corner of the site to preserve or enhance the setting of the Grade II Listed Building 'Lyoth Cottage'.
6. Informed by an arboricultural assessment, provide a 'tree friendly access' point allowing a sensitive connection from the eastern part of the site into the western part of the site, while minimising impacts on existing trees.
7. Consider the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.

## MM79: Land north of Henfield Road, Albourne

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                                               |          |
|------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                               |          |
| <b>SHELAA:</b>               | 1178    | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                                            | Albourne |
| <b>Gross Site Area (ha):</b> | 0.9     | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                   | 20       |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                                                               |          |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> </ul>                                                                                                                                                                                                                                                                               |          |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                                                                      |          |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Play area</li> <li>Improvements at Hassocks Station</li> </ul> |          |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                                                          |          |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                                                                                       |          |

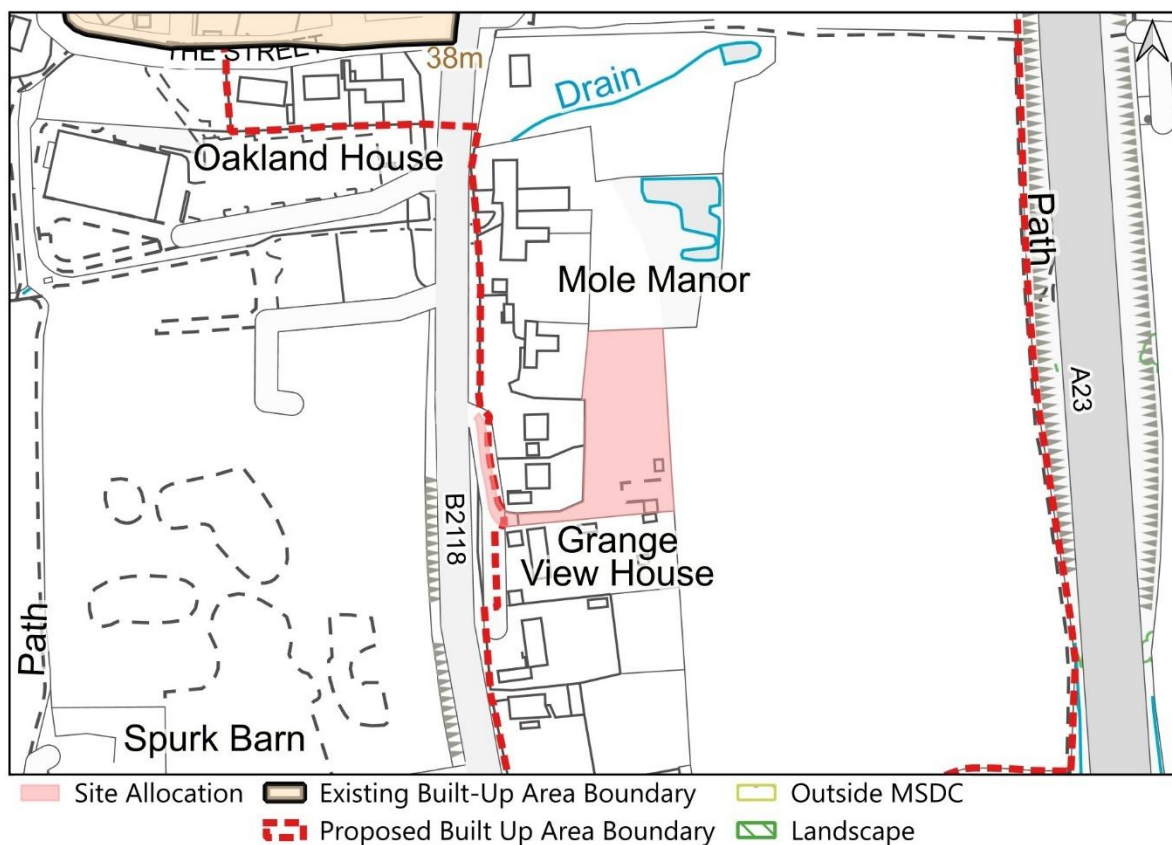


## MM80: Grange View House, London Road, Albourne

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                   |         |                    |          |
|-------------------|---------|--------------------|----------|
| <b>Allocation</b> | Housing |                    |          |
| <b>SHELAA:</b>    | 775     | <b>Settlement:</b> | Albourne |

|                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |    |
|------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| <b>Gross Site Area (ha):</b> | 0.32 | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10 |
| <b>Infrastructure</b>        |      | <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> <li>• Play area</li> <li>• Improvements at Hassocks Station</li> </ul><br><b>Provision of:</b> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul> |    |



#### Policy Requirements

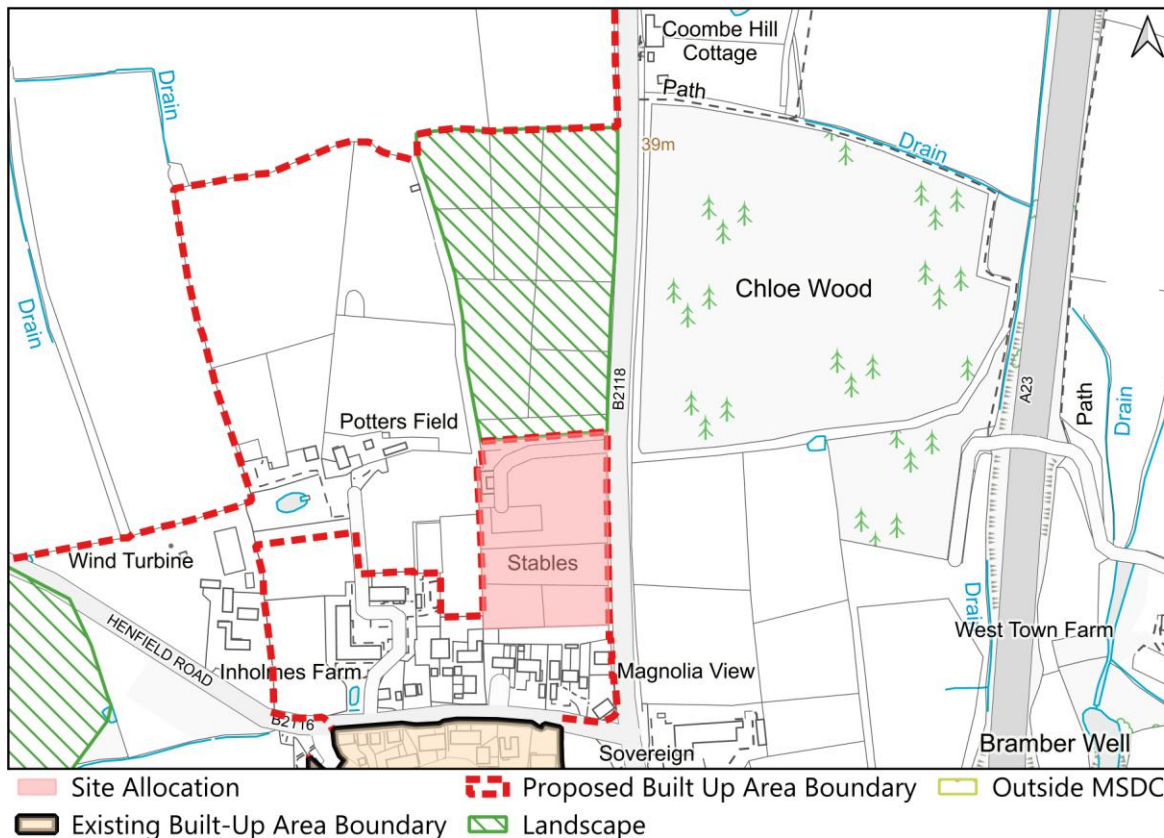
1. Provide a suitable access from London Road.

2. Provide a footway on the east side of B2118 to access site and improved crossing facilities (island crossings / traffic light crossing).
3. Informed by a Heritage Statement, provide an appropriate layout and design which preserves or enhances the setting of the Grade II Listed Building 'Hillbrook House' which is adjacent to the site.
4. Consider the watercourse to the south of the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.

## MM81: Phase 1, Swallows Yard, London Road, Albourne

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |
|------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |
| <b>SHELAA:</b>               | 789     | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                                                                                                     | Albourne |
| <b>Gross Site Area (ha):</b> | 1.53    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                                                                            | 46       |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                                                                                                                        |          |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> </ul>                                                                                                                                                                                                                                                                                                                                        |          |
|                              |         | <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Play area</li> <li>Improvements at Hassocks Station</li> </ul> |          |
|                              |         | <b>Provision of:</b> <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                                                                                                                           |          |



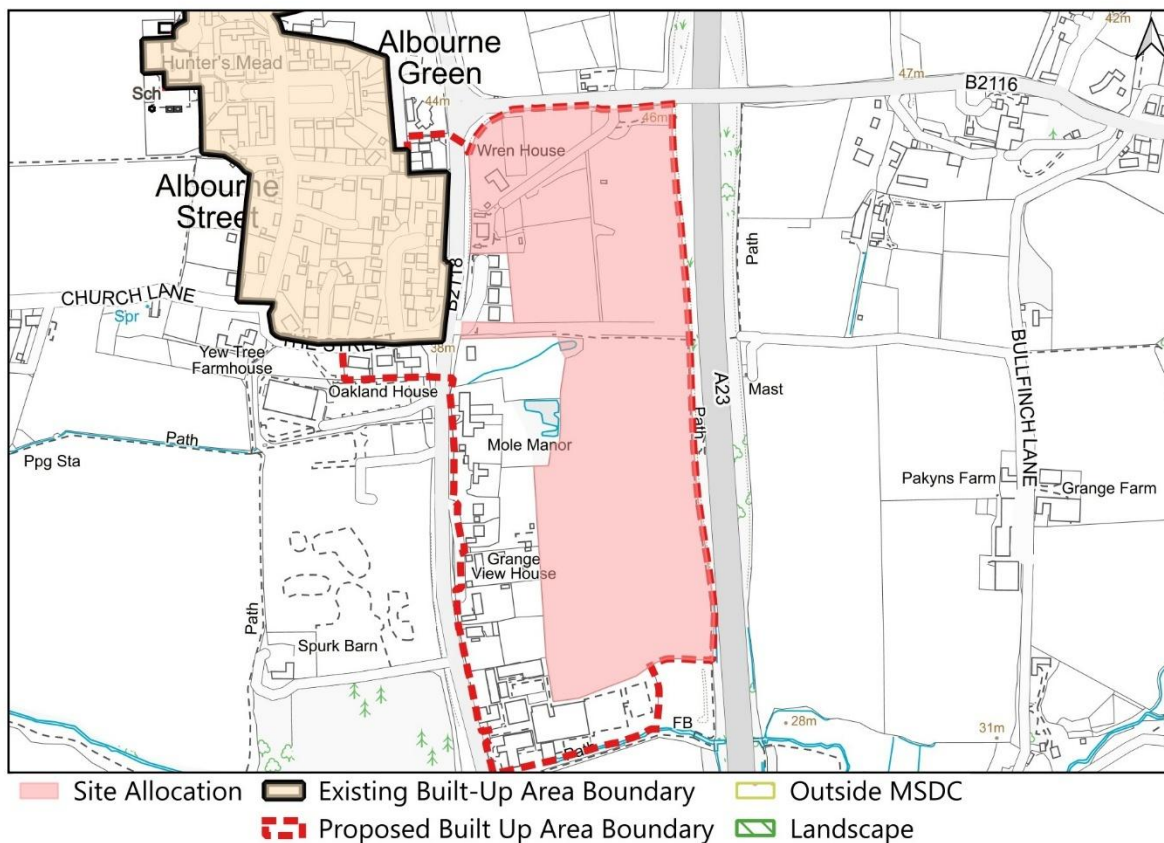
### Policy Requirements

1. Provide suitable access to the site from London Road.
2. Informed by a Heritage Statement, provide an appropriate layout and design which preserves or enhances the setting of the nearby Grade II listed buildings 'North Pottersfield Cottage' and 'South Pottersfield Cottage'.
3. Incorporate the public right of way crossing the site in the design and layout of the site including maintaining its current alignment.
4. Provide a footway on the west side of B2118 to access site and improved crossing facilities (island crossings / traffic light crossing).
5. Retention of the northern parcel (north of the track) for open space and a buffer between the site and DPSC3 as shown on the policies map.
6. Address any impacts associated with the Brick Clay (Weald) Minerals Safeguarding Area.

### MM82: Land east of London Road, Albourne

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                           |          |
|------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                           |          |
| <b>SHELAA:</b>               | 1173    | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                        | Albourne |
| <b>Gross Site Area (ha):</b> | 10.96   | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                               | 250      |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                           |          |
|                              |         | <ul style="list-style-type: none"> <li>• Natural, semi-natural and amenity green space</li> <li>• Outdoor sports</li> <li>• Play area</li> <li>• Parks and Gardens</li> </ul>                                                                                                                                             |          |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                  |          |
|                              |         | <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> <li>• Improvements at Hassocks Station</li> </ul> |          |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                      |          |
|                              |         | <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul>                                                                                                                                                                                                               |          |



### Policy Requirements

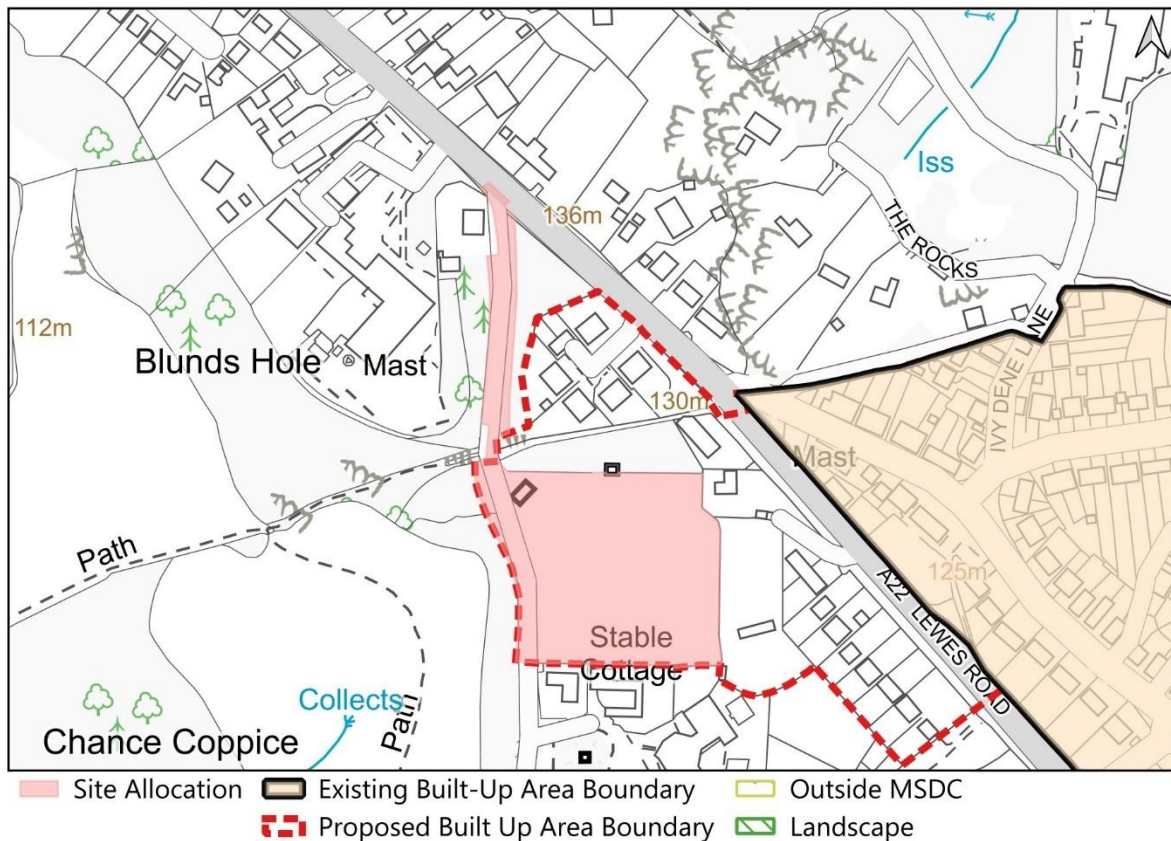
1. Provide a suitable access to the site from Albourne Road.
2. The southern part of the site will be retained as recreational open space, as identified on the policies map, including footpaths and cycle routes.
3. Informed by a Heritage Statement, provide an appropriate layout and design which preserves or enhances the setting of the four nearby Grade II listed buildings 'Hillbrook House', 'Tipnoaks', 'Elm House' and 'Mole Manor' and protects the setting of the nearby Albourne Conservation Area, located close to the site's northwestern boundary.
4. Provide good acoustic design to address noise impacts associated with the adjacent A23 to the east.
5. Provide a flexible use community building to the north of the site.
6. Prioritise pedestrian and cycle routes throughout the site and also connectivity to the existing Public Rights of Way and movement network.
7. Improve Bridleway ALB-39-1HU which cuts across the centre of the site to allow any upgrade and crossings to ensure connectivity between northern and southern parts of the site.
8. Improve and upgrade of surfacing of footpath ALB-41HU along eastern and southern boundary to ensure pedestrian/cycling connectivity.
9. Provide upgrades to the nearby bus stops and bus shelters on London Road.
10. Enhance the adjacent priority habitat (deciduous woodland) having regard to the objectives of the West Sussex Local Nature Recovery Strategy.

11. Consider the watercourse to the south of the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
12. Address any impacts associated with the Brick Clay (Weald) Minerals Consultation Area.

### MM83: Land at Brambletye School, Lewes Road, Ashurst Wood

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                     |              |
|------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                     |              |
| <b>SHELAA:</b>               | 1175    | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                  | Ashurst Wood |
| <b>Gross Site Area (ha):</b> | 1.57    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                         | 25           |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                     |              |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> </ul>                                                                                                                                                                                                                                     |              |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                            |              |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Play area</li> </ul> |              |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                |              |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                                             |              |



### Policy Requirements

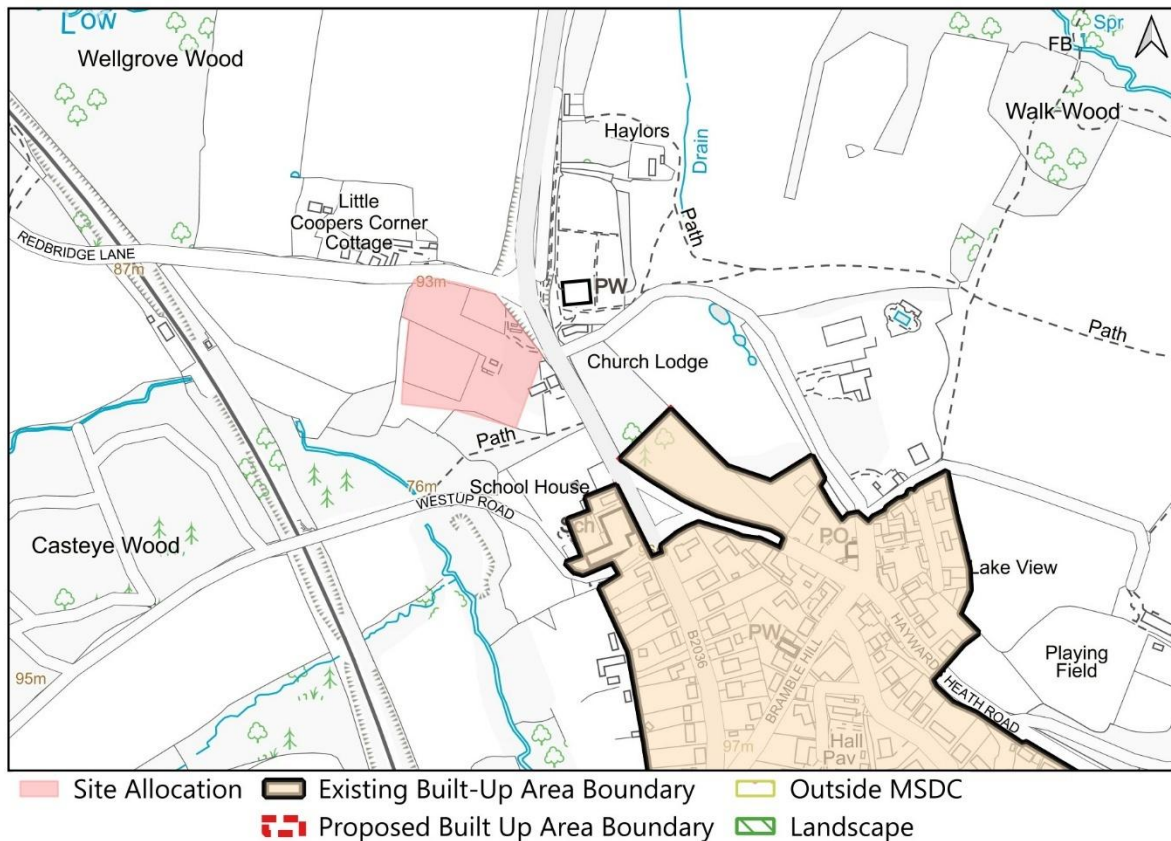
1. Provide suitable access from the A22 Lewes Road. The existing access road should be widened to accommodate two-way traffic from Lewes Road up to the site entrance. The final design will need to take account of the ancient woodland and ancient woodland buffers.
2. Conserve and enhance the High Weald National Landscape (AONB) by applying a landscape-led design approach that is informed by a LVIA.
3. Utilise the supporting documents to the High Weald AONB Management Plan (High Weald Housing Design Guide, Planning Technical Advice Note: Dark Skies in the High Weald, Planning Technical Advice Note: Soft Landscaping & Planting Plans in Development Proposals and the High Weald Colour Study) to ensure an appropriate layout, design, boundary treatments and landscaping.
4. Provide an appropriate buffer for the ancient woodland (Blunds Hole) adjacent to the access road.
5. Provide an appropriate buffer for the priority habitat (deciduous woodland) on the site boundaries and ensure enhancements to the priority habitat.
6. Retain and integrate the character of the access road including retaining the green verge, hedgerows and trees where possible.
7. Protect and enhance the characteristics of the public right of way (footpath ASW/17EG/1) crossing the access road to the north of the site and ensure connectivity.

8. Justify the loss of the playing field and demonstrate it is surplus to requirements taking account of national planning policy requirements and the requirements in Policy DPI5. Reprovision of the playing field if its loss cannot be justified.
9. Address any impacts associated with the Brick Clay (Wadhurst) Minerals Consultation Area.

## MM84: Area south of Redbridge Lane at junction with London Road, Balcombe

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                           |          |
|------------------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                           |          |
| <b>SHELAA:</b>               | 28      | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                        | Balcombe |
| <b>Gross Site Area (ha):</b> | 1.55    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                               | 15       |
| <b>Infrastructure</b>        |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                                                  |          |
|                              |         | <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> <li>• Play area</li> </ul> |          |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                                      |          |
|                              |         | <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul>                                                                                                                                                                                                                                               |          |



### Policy Requirements

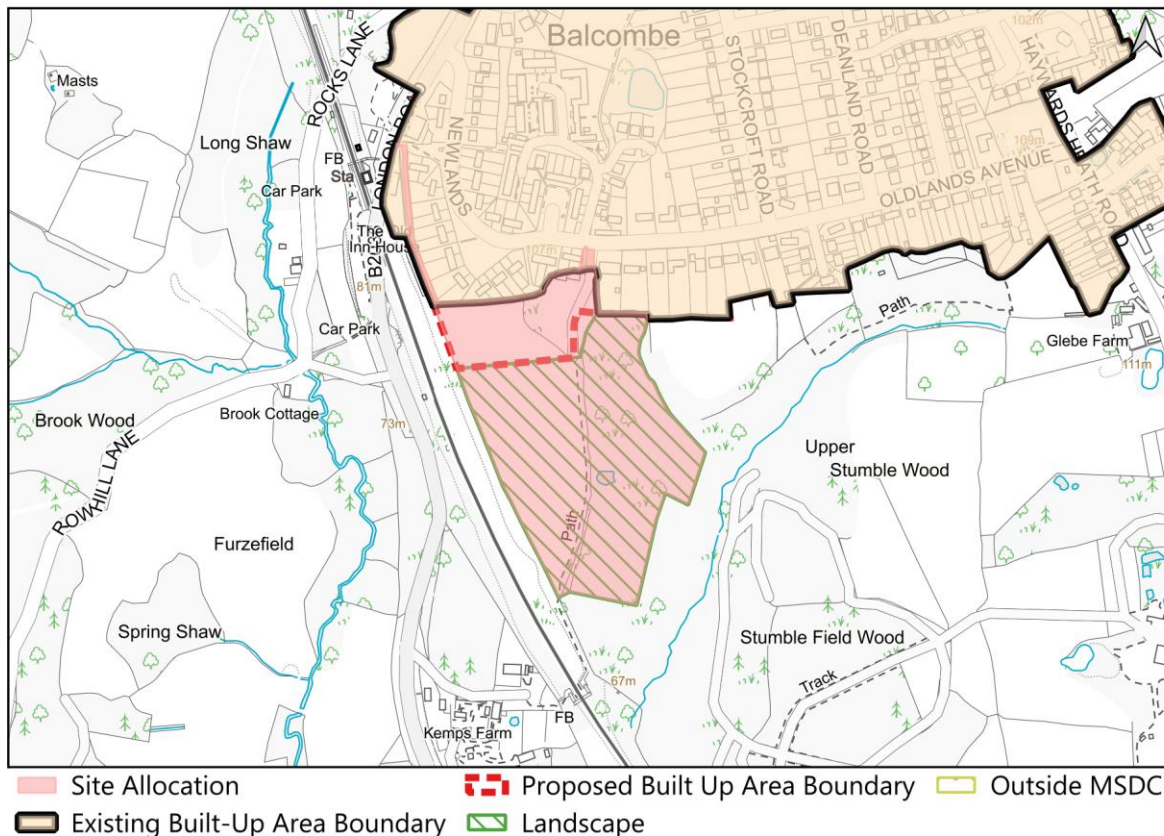
1. Provide suitable access from the B2036 London Road using the existing field entrance.
2. Provide an appropriately designed site entrance and junction to reduce urbanising effects on the High Weald National Landscape.
3. Ensure pedestrian connectivity from the site to the existing footways on the B2036 London Road and the public rights of way network particularly footpath BAL/1Ba/1.
4. Conserve and enhance the High Weald National Landscape (AONB) by applying a landscape-led design approach that is informed by a LVIA.
5. Utilise the supporting documents to the High Weald AONB Management Plan (High Weald Housing Design Guide, Planning Technical Advice Note: Dark Skies in the High Weald, Planning Technical Advice Note: Soft Landscaping & Planting Plans in Development Proposals and the High Weald Colour Study) to ensure an appropriate layout, design, boundary treatments and landscaping.
6. Provide an appropriate buffer to the adjacent ancient woodland (Casteye Wood) and ensure enhancements to the ancient woodland.
7. Retain and enhance the hedgerow boundary, green bank and road verge, and the trees on the site boundary fronting the B2036 London Road and Redbridge Lane.
8. Informed by a Heritage Statement, preserve or enhance the setting of the Balcombe Conservation Area.
9. Informed by a Heritage Statement, preserve or enhance the setting of the nearby listed buildings – ‘St. Mary’s Church’ (Grade I) and ‘Little Coopers Corner Cottage’ (Grade II).

10. Informed by an Archaeological Assessment, have regard to the proximity of the Archaeological Notification Area at St. Mary's Church.
11. Locate development in the south of the site and ensure an appropriate design and layout to avoid a domineering built form along the road frontages, as the site is an elevated field above the road and a gateway location to Balcombe.
12. Ensure the design of the scheme maintains any long views to the countryside and views to Balcombe Conservation Area and St. Mary's Church.
13. Ensure a suitable design, including lighting proposals, and take account of best practice to protect dark skies.
14. Consider the presence of the existing overhead electric cable in the design and layout of the site.
15. Provide good acoustic design to address any impacts from noise associated with the railway line to the west of the site.
16. Retain and enhance the existing allotment use and make provision for expansion of the allotments.
17. Address any impacts associated with the Building Stone (Ardingly) Minerals Safeguarding Area and Minerals Consultation Area.

## MM85: Land south of Oldlands Avenue (Vintens Nursery), Balcombe

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                     |          |
|------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                     |          |
| <b>SHELAA:</b>               | 165     | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                  | Balcombe |
| <b>Gross Site Area (ha):</b> | 6.2     | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                         | 20       |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                     |          |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> </ul>                                                                                                                                                                                                                                     |          |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                            |          |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Play area</li> </ul> |          |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                |          |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                                             |          |



### Policy Requirements

1. Provide suitable access from Oldlands Avenue.
2. Create a pedestrian route and access to the B2036 London Road from the north-west of the site to facilitate a route to the railway station.
3. Conserve and enhance the High Weald National Landscape (AONB) by applying a landscape-led design approach that is informed by a LVIA.
4. Utilise the supporting documents to the High Weald AONB Management Plan (High Weald Housing Design Guide, Planning Technical Advice Note: Dark Skies in the High Weald, Planning Technical Advice Note: Soft Landscaping & Planting Plans in Development Proposals and the High Weald Colour Study) to ensure an appropriate layout, design, boundary treatments and landscaping.
5. Provide an appropriate buffer to the adjacent ancient woodland (Upper Stumble Wood) and priority habitat (deciduous woodland) to the east of the site and ensure enhancements to the ancient woodland and priority habitat (deciduous woodland).
6. Retain and enhance the linear woodland, trees and hedgerows on the site boundary adjacent to the railway line.
7. Informed by a Heritage Statement, preserve or enhance the setting of the Balcombe Conservation Area.
8. Work with the natural topography of the site and avoid reforming the land to prevent harm to the landscape character.

9. Locate built development in the north of the site where it is closest to Balcombe village to avoid building on the highest parts of the site to minimise landscape harm.
10. Retain the existing line of mature trees crossing the north-east corner of the site and ensure their long-term protection in the design and layout of the site.
11. Retain the southern part of the site, as shown on the policies map as natural open space and ensure enhancements are appropriate to the High Weald National Landscape.
12. Ensure a suitable design, including lighting proposals, and take account of best practice to protect dark skies.
13. Incorporate the public right of way crossing the site in the design and layout of the site including maintaining its current alignment, consideration of the current rural experience and maintaining long views of the surrounding countryside. Ensure connectivity to the wider public rights of way network including footpath BAL/13Ba/2.
14. Consider the adjacent pond in the site drainage strategy to avoid direct and indirect impacts.
15. Provide allotments on site if these can be sensitively located with particular consideration to ancillary infrastructure, with the allotments to be gifted to Balcombe Parish Council.
16. Address any impacts associated with the Brick Clay Minerals Safeguarding Area.

## MM86: Foxhole Farm Buildings, Foxhole Lane, Bolney

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

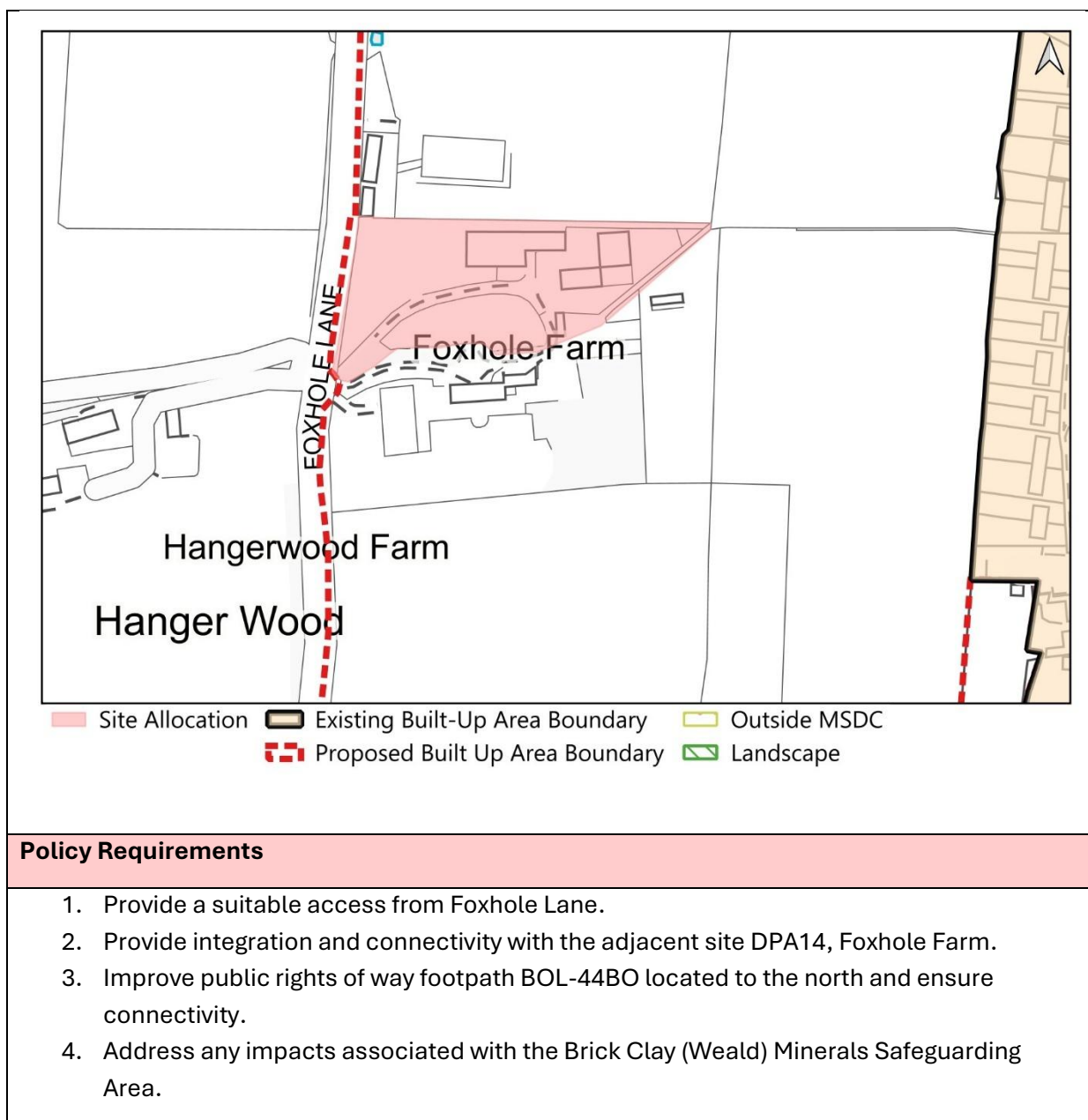
|                              |         |                                                                                                                                                                                                                              |        |
|------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                              |        |
| <b>SHELAA:</b>               | 802     | <b>Settlement:</b>                                                                                                                                                                                                           | Bolney |
| <b>Gross Site Area (ha):</b> | 1.5     | <b>Number of Dwellings:</b>                                                                                                                                                                                                  | 20     |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                              |        |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> </ul>                                                                                                                              |        |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                     |        |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> </ul> |        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>• Other outdoor provision</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> <li>• Play area</li> </ul> <p><b>Provision of:</b></p> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul> |
|  <p>Site Allocation   Existing Built-Up Area Boundary   Outside MSDC<br/>Proposed Built Up Area Boundary   Landscape</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                 |
| <p><b>Policy Requirements</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                 |
| <ol style="list-style-type: none"> <li>1. Provide a suitable access to the site from Foxhole Lane.</li> <li>2. Provide integration and connectivity with the adjacent site DPA14, Foxhole Farm.</li> <li>3. Improve public right of way footpath BOL-44BO located to the north of the site and ensure connectivity.</li> <li>4. Enhance the traditional orchard having regard to the objectives of the West Sussex Local Nature Recovery Strategy.</li> <li>5. Address any impacts associated with the Building Stone (Ardingly) Minerals Safeguarding Area, Brick Clay (Wadhurst Minerals Consultation Area and Building Stone (Cuckfield) Minerals Consultation Area.</li> </ol> |                                                                                                                                                                                                                                                                                                 |

## MM87: Land north of Foxhole Farm buildings, Bolney

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |
|------------------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |
| <b>SHELAA:</b>               | 1191    | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Bolney |
| <b>Gross Site Area (ha):</b> | 0.94    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 13     |
| <b>Infrastructure</b>        |         | <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> <li>• Play area</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul> |        |

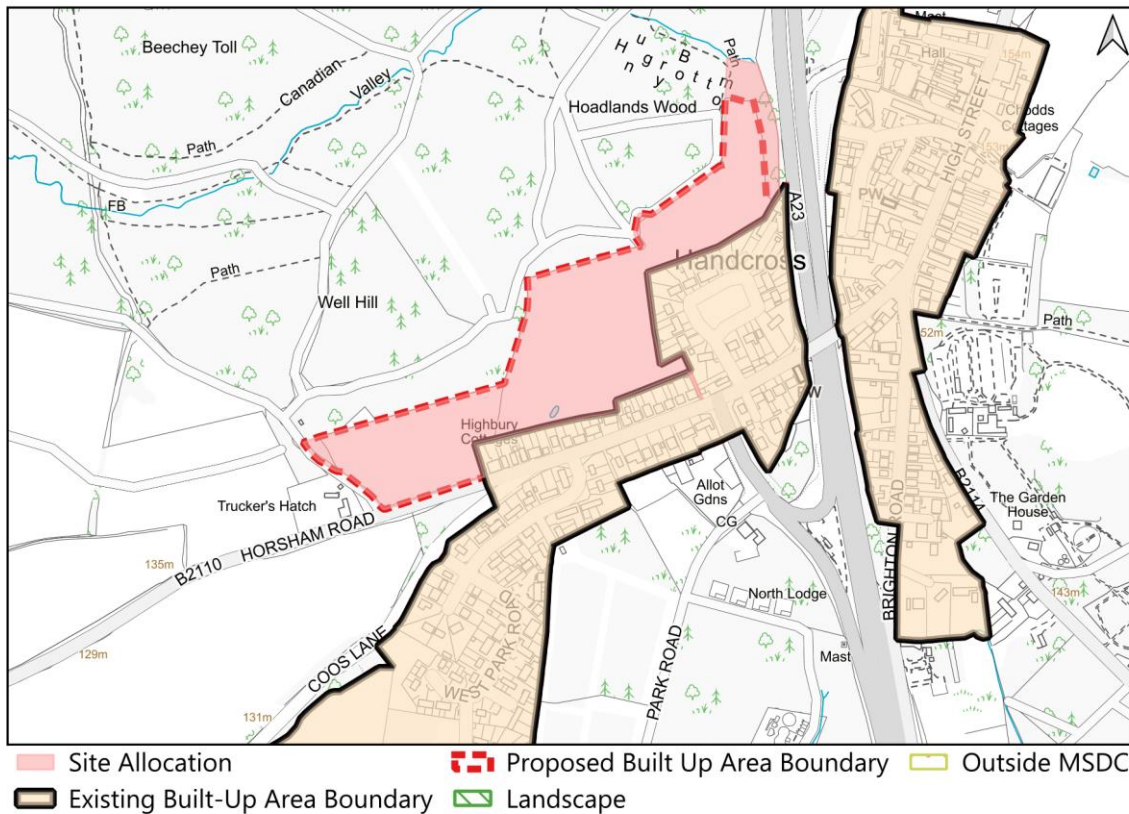


## MM88: Land west of Truggers, Handcross

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                       |           |
|------------------------------|---------|-----------------------------------------------------------------------|-----------|
| <b>Allocation</b>            | Housing |                                                                       |           |
| <b>SHELAA:</b>               | 181     | <b>Settlement:</b>                                                    | Handcross |
| <b>Gross Site Area (ha):</b> | 6.64    | <b>Number of Dwellings:</b>                                           | 105       |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                       |           |
|                              |         | <ul style="list-style-type: none"> <li>Community buildings</li> </ul> |           |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"> <li>• Bowling green (relocated and enlarged from existing location)</li> <li>• Allotments</li> <li>• Public open space</li> <li>• Natural, semi-natural and amenity green space</li> <li>• Play area (NEAP)</li> </ul> <p><b>Financial contributions towards the provision of:</b></p> <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> </ul> <p><b>Provision of:</b></p> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul> |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



### Policy Requirements

1. Provide suitable access from the B2110 Horsham Road.
2. Provide an appropriately designed site entrance and junction to reduce urbanising effects on the High Weald National Landscape.
3. Provide pedestrian access from the B2110 Horsham Road adjacent to Truggers utilising the existing access point.
4. Enhance the walking and cycling environment on the B2110 Horsham Road to improve connectivity with the B2110 High Street.
5. Conserve and enhance the High Weald National Landscape (AONB) by applying a landscape-led design approach that is informed by a LVIA.
6. Utilise the supporting documents to the High Weald AONB Management Plan (High Weald Housing Design Guide, Planning Technical Advice Note: Dark Skies in the High Weald, Planning Technical Advice Note: Soft Landscaping & Planting Plans in Development Proposals and the High Weald Colour Study) to ensure an appropriate layout, design, boundary treatments and landscaping.
7. Retain the existing field pattern in the design and layout of the site.
8. Provide an appropriate buffer to the ancient woodland (Hoadlands Wood) and priority habitat (deciduous woodland) within and adjacent to the site and ensure enhancements to the ancient woodland and priority habitat (deciduous woodland).
9. Retain and enhance the hedgerow fronting the B2110 Horsham Road and incorporate hedgerows into the design utilising them as plot and residential curtilage boundaries to reflect local landscape character.

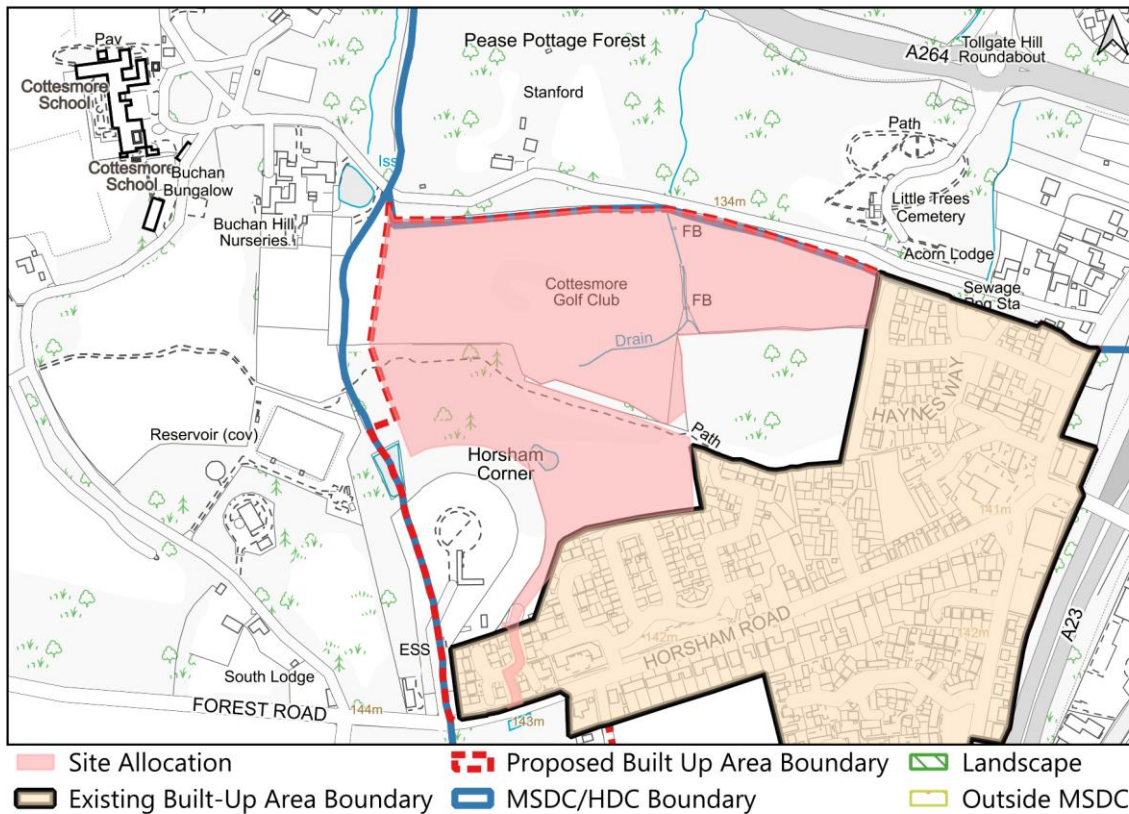
10. Consider and address any impacts to the TPO tree within the site to the rear of the former Royal Oak Public House.
11. Provide an appropriate buffer to the adjacent watercourse in the north of the site and ensure an appropriate interface with development. Enhance or restore the natural function of the watercourse.
12. Retain and enhance the pond within the site integrating it into the development and consider it within the site drainage strategy to avoid direct and indirect impacts.
13. Consider and address any direct or indirect impacts to the Local Wildlife Site to the north (Darkalley Ghyll & Canadian Valley Ghyll).
14. Informed by a Heritage Statement, preserve or enhance the setting of the adjacent listed building 'the Royal Oak Public House' (Grade II).
15. Avoid the appearance of a car-dominated layout in the design of the development in accordance with the Mid Sussex Design Guide SPD to reduce harm to landscape character.
16. Ensure development to the south-west of the site fronts onto the B2110 Horsham Road to continue the linear pattern of development, responding to the existing scale and character of the adjacent buildings.
17. Ensure a suitable design, including lighting proposals, and take account of best practice to protect dark skies.
18. Provide good acoustic design to address any impacts from noise associated with the A23.
19. Create a core community hub area within the site to act as a focal point and to include new facilities and car parking.
20. Provision of age-restricted living accommodation and/or specialist housing for the elderly to meet the identified need.
21. Provision of a new bowling green for Handcross (relocated and enlarged from its current location).
22. The development layout must provide sufficient distance between the Wastewater Treatment Works and sensitive land uses, such as residential units, schools and recreational areas, to allow adequate odour dispersion, on the basis of an odour assessment to be undertaken in consultation with Southern Water.

## MM89: Land at Pease Field, Pease Pottage

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                   |         |                    |               |
|-------------------|---------|--------------------|---------------|
| <b>Allocation</b> | Housing |                    |               |
| <b>SHELAA:</b>    | 1188    | <b>Settlement:</b> | Pease Pottage |

|                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |
|------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>Gross Site Area (ha):</b> | 11.4 | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 196 |
| <b>Infrastructure</b>        |      | <b>On-site:</b> <ul style="list-style-type: none"> <li>• Natural, semi-natural and amenity green space</li> <li>• Play area</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> <li>• Outdoor sports</li> <li>• Parks and Gardens</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul> |     |



### Policy Requirements

1. Provide suitable access from Horsham Road via Foresters Way.
2. Conserve and enhance the High Weald National Landscape (AONB) by applying a landscape-led design approach that is informed by a LVIA.
3. Utilise the supporting documents to the High Weald AONB Management Plan (High Weald Housing Design Guide, Planning Technical Advice Note: Dark Skies in the High Weald, Planning Technical Advice Note: Soft Landscaping & Planting Plans in Development Proposals and the High Weald Colour Study) to ensure an appropriate layout, design, boundary treatments and landscaping.
4. Provide an appropriate buffer for the ancient woodland (Horsham Corner and Pease Pottage Shaw) and priority habitat (deciduous woodland) within and adjacent to the site and ensure enhancements to the ancient woodland and priority habitat (deciduous woodland). There should be careful consideration of the proximity of the access road to the ancient woodland.
5. Retain and enhance the existing trees and hedgerows within the site and on the site boundary.
6. Retain existing trees and incorporate strong ecological corridors to ensure connectivity for the ancient woodland (Pease Pottage Shaw) and priority habitat (deciduous woodland) on the south-east boundary so that it does not become isolated and surrounded by built development.

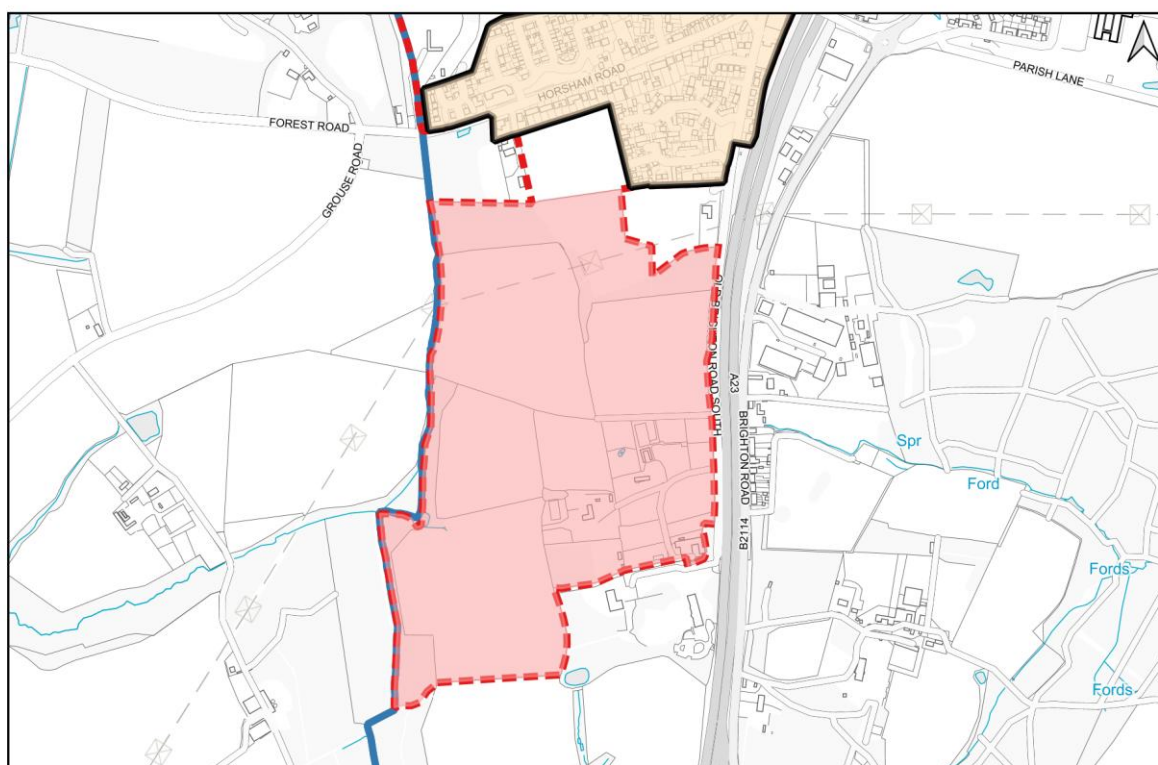
7. Consider any ponds within the site and the watercourse crossing the site in the site drainage strategy to avoid direct and indirect impacts and integrate them into the design of the scheme.
8. Ensure a suitable design, including lighting proposals, and take account of best practice to protect dark skies and wildlife.
9. Have regard to existing informal paths crossing the site in the layout of the scheme by providing attractive accessible routes and facilitate onward connections to paths and the public rights of way network beyond the site boundary
10. Integrate the development with the site to the west (MM91) to provide pedestrian connectivity via Foresters Way.
11. Integrate the development to provide pedestrian connectivity with the residential area to the south-east of the site.
12. Improve the existing public rights of way network including footpath COL/1545/2 to provide connections to Buchan Country Park and improvements to paths within Buchan Country Park.
13. Enhance the walking and cycling environment along Horsham Road to improve connections and safe access to the nearby bus stops and the cycle route at Old Brighton Road North.
14. Provide additional bus stops on Horsham Road.
15. Encourage early engagement with Thames Water regarding capacity at nearby sewage treatment works.

## MM90: Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                    |               |
|------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                    |               |
| <b>SHELAA:</b>               | 603     | <b>Settlement:</b>                                                                                                                                                                                                                                                 | Pease Pottage |
| <b>Gross Site Area (ha):</b> | 38.93   | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                        | 700           |
| <b>Infrastructure</b>        |         | <b>On-site:</b> <ul style="list-style-type: none"> <li>• Land and provision of full-day care nursery (Early Years)</li> <li>• Outdoor sports</li> <li>• Play area</li> <li>• Parks and Gardens</li> <li>• Natural, semi-natural and amenity green space</li> </ul> |               |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Financial contributions towards the provision of:</b></p> <ul style="list-style-type: none"> <li>• Sustainable Transport</li> <li>• Education</li> <li>• Library</li> <li>• Community buildings</li> <li>• Local Community Infrastructure</li> <li>• Emergency services</li> <li>• Health</li> <li>• Other outdoor provision</li> </ul> <p><b>Provision of:</b></p> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



- Site Allocation
  Proposed Built Up Area Boundary
  Landscape
- Existing Built-Up Area Boundary
  MSDC/HDC Boundary
  Outside MSDC

### Policy Requirements

1. Provide suitable access from Old Brighton Road South.
2. Provide bus access and emergency access from Old Brighton Road South.
3. Conserve and enhance the High Weald National Landscape (AONB) by applying a landscape-led design approach that is informed by a LVIA.
4. Utilise the supporting documents to the High Weald AONB Management Plan (High Weald Housing Design Guide, Planning Technical Advice Note: Dark Skies in the High

Weald, Planning Technical Advice Note: Soft Landscaping & Planting Plans in Development Proposals and the High Weald Colour Study) to ensure an appropriate layout, design, boundary treatments and landscaping.

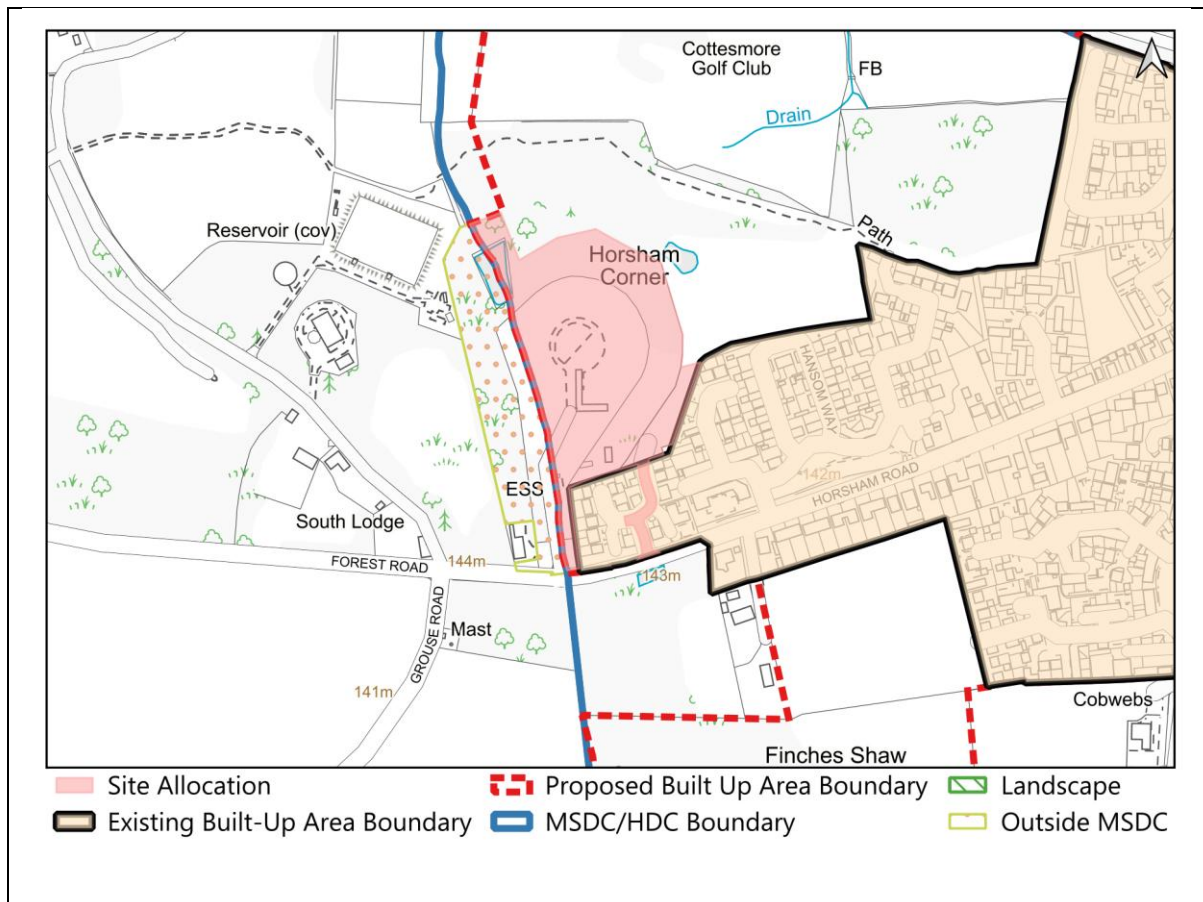
5. Retain the existing field pattern in the design and layout of the site and to identify the development parcels and street network as well as integrating and enhancing the existing field boundary vegetation.
6. Retain and strengthen the existing woodland connectivity on the western boundary of the site and avoid fragmentation.
7. Provide an appropriate buffer to the ancient woodland (Finches Shaw, Furze Field Shaw and High Wood) and priority habitat (deciduous woodland) within and adjacent to the site and ensure enhancements to the ancient woodland and priority habitat (deciduous woodland).
8. Consider the pond and watercourse within the site in the site drainage strategy to avoid direct and indirect impacts and integrate them into the design of the scheme.
9. Enhance the public realm to improve the visual approach to the development and create a welcoming gateway from Horsham Road and Old Brighton Road South.
10. Avoid the appearance of a car-dominated layout in the design of the development in accordance with the Mid Sussex Design Guide SPD to reduce harm to landscape character.
11. Ensure a suitable design, including lighting proposals, and take account of best practice to protect dark skies.
12. Provide good acoustic design to address any impacts from noise associated with the A23.
13. Retain and re-use the existing dwellings and farm buildings.
14. Incorporate and enhance the public right of way (bridleway SLA/2S/1) crossing the site in the design and layout of the site including maintaining its current alignment and consideration of the current rural experience.
15. Improve the existing public rights of way network including footpath COL/1545/2 to provide connections to Buchan Country Park and improvements to paths within Buchan Country Park.
16. Enhance the walking and cycling environment along Old Brighton Road South to improve connections and safe access to the nearby bus stops and Pease Pottage village to the north.
17. Provide pedestrian connectivity to Hemsleys Meadows and Finches Field.
18. Upgrade the existing pedestrian and cycle links along Old Brighton Road South to Pease Pottage and Woodgate Primary School to the east of the A23/M23.
19. Provision of active travel routes.
20. Provide bus service improvements to include consideration of re-routing or extending services to serve the site.
21. Upgrade and expand Woodgate Primary School in Pease Pottage to 2FE with provision for a Special Support Centre.
22. Provision of land and nursery building for Early Years provision.
23. Provision of an enclosed 4G pitch and 2 covered padel courts, to be gifted to Slaugham Parish Council.

24. Provision of a new cricket square on the existing playing field at Finches Field.
25. Provision of additional car parking for the upgraded sports provision.
26. Upgrade MacNaughton Hall to incorporate a small café/community shop, with the creation of an access from Old Brighton Road South and car parking improvements.
27. Provision of public green open space and high quality green infrastructure.
28. Incorporate the existing mature trees into public open space to ensure long-term protection.
29. The site is within a recognised wildlife corridor (Weald to Waves) as identified in the West Sussex Local Nature Recovery Strategy and should contribute to its aims and objectives.
30. Address any impacts associated with the Waste Consultation Area (Bridges Scrap Yard).

## MM91: Land north of Former Golf House, Horsham Road, Pease Pottage

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |                        |                                                                                                                                                                                                                                                                                                                                     |               |
|------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Allocation</b>            | Housing and Employment |                                                                                                                                                                                                                                                                                                                                     |               |
| <b>SHELAA:</b>               | 818                    | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                  | Pease Pottage |
| <b>Gross Site Area (ha):</b> | 1.7                    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                         | 43            |
| <b>Infrastructure</b>        |                        | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                     |               |
|                              |                        | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> </ul>                                                                                                                                                                                                                                     |               |
|                              |                        | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                            |               |
|                              |                        | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Play area</li> </ul> |               |
|                              |                        | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                |               |
|                              |                        | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                                             |               |



### Policy Requirements

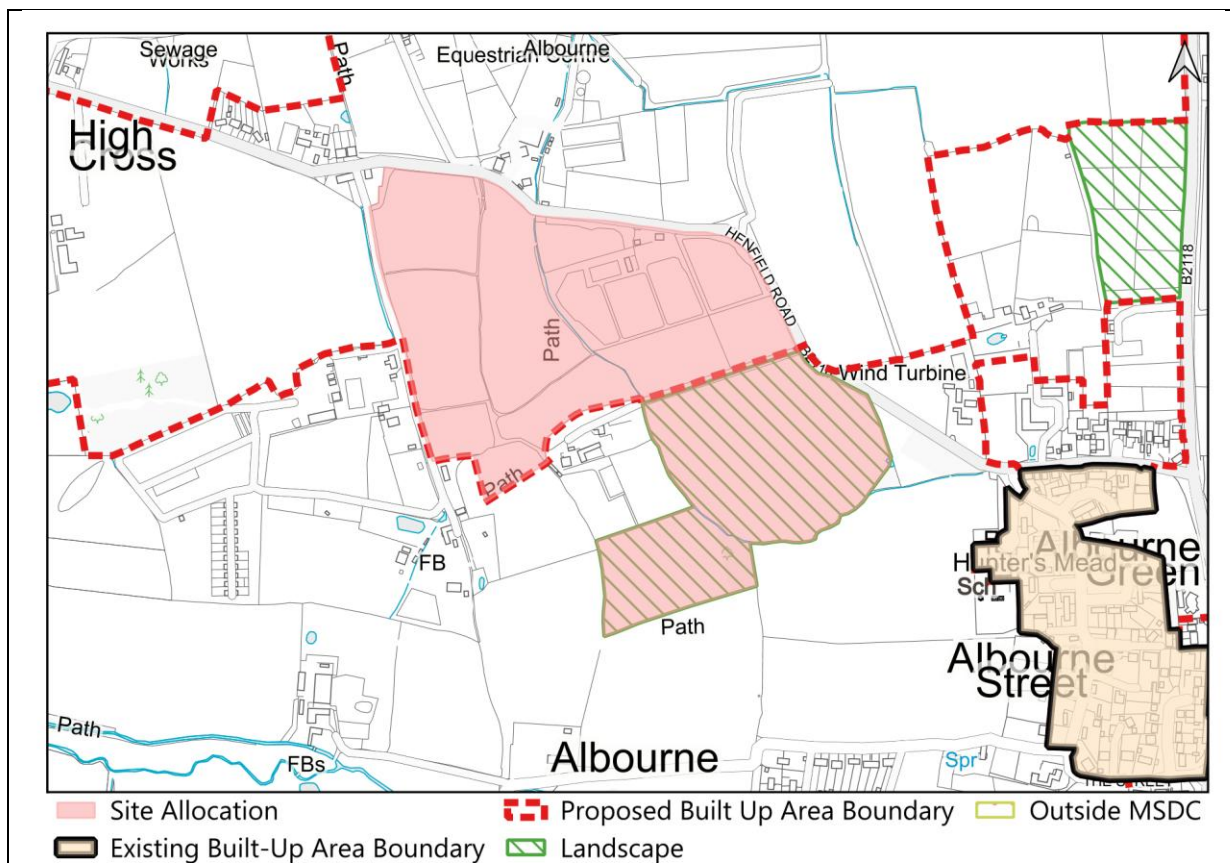
1. Provide suitable access from Horsham Road (in Horsham District).
2. Provide improvements to walking and cycling provisions along Horsham Road (approx. 200m) to allow access to the settlement.
3. Improve the existing public rights of way network including footpath COL/1545/2 to provide connections to Buchan Country Park and improvements to paths within Buchan Country Park.
4. Conserve and enhance the High Weald National Landscape (AONB) by applying a landscape-led design approach that is informed by a LVIA.
5. Utilise the supporting documents to the High Weald AONB Management Plan (High Weald Housing Design Guide, Planning Technical Advice Note: Dark Skies in the High Weald, Planning Technical Advice Note: Soft Landscaping & Planting Plans in Development Proposals and the High Weald Colour Study) to ensure an appropriate layout, design, boundary treatments and landscaping.
6. Provide an appropriate buffer for the ancient woodland (Horsham Corner) and priority habitat (deciduous woodland) within and adjacent to the site and ensure enhancements to the ancient woodland and priority habitat (deciduous woodland).
7. Consider the pond within the site in the site drainage strategy to avoid direct and indirect impacts and integrate the pond into the design of the scheme.
8. Ensure a suitable design, including lighting proposals, and take account of best practice to protect dark skies and wildlife.

9. Integrate the development with the site to the east (MM89) to provide vehicular, cycling and pedestrian connectivity between the two sites and to connect to Horsham Road via Foresters Way.
10. Provision of employment use on site including taking account of re-provision of existing employment use.
11. Retain suitable access to the Meteorological Station Maintenance Depot building in the south-west corner of the site.

## MM92: West House Farm, Henfield Road, Sayers Common

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                         |               |
|------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                         |               |
| <b>SHELAA:</b>               | 1124    | <b>Settlement:</b>                                                                                                                                                                                                                                                                                      | Sayers Common |
| <b>Gross Site Area (ha):</b> | 21      | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                             | 325           |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                         |               |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> <li>Play area</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> </ul>                                                                                                                                   |               |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                |               |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Improvements at Hassocks Station</li> </ul> |               |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                    |               |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> </ul>                                                                                                                                                                                                 |               |



### Policy Requirements

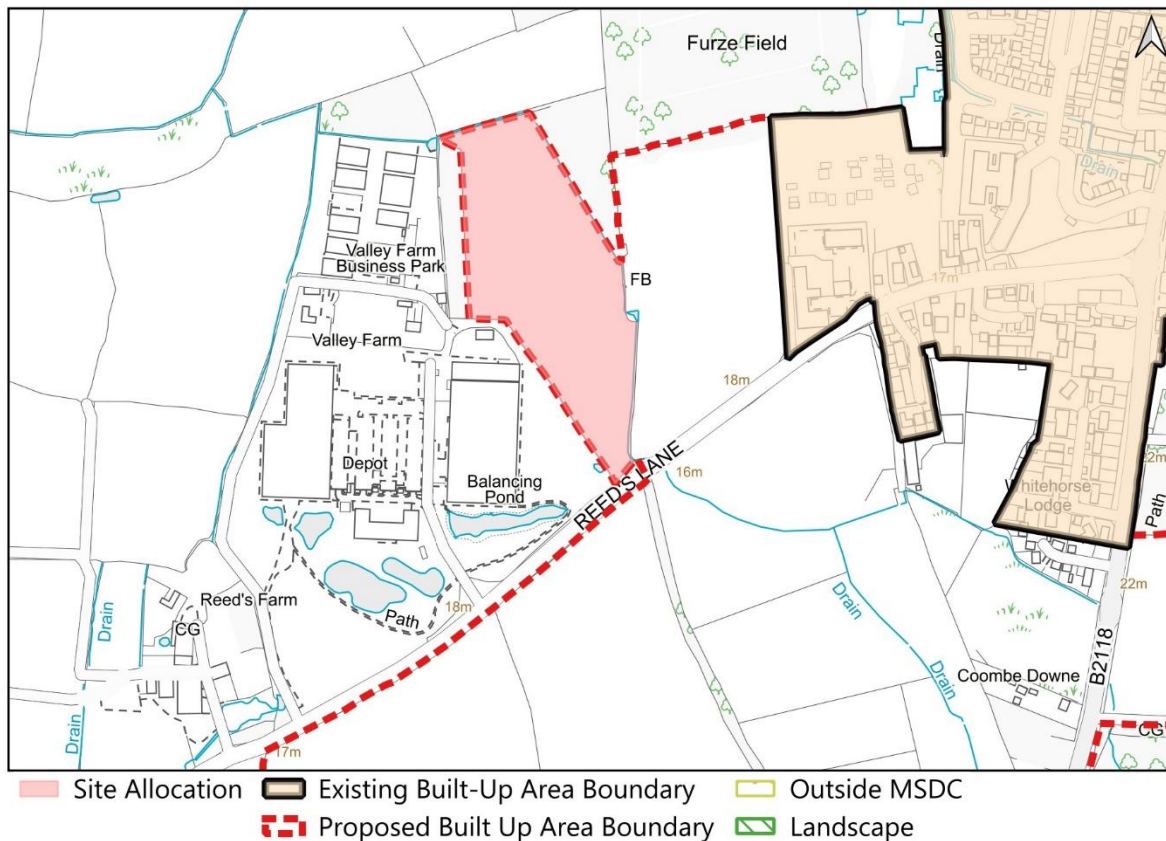
1. The development will ensure connectivity with DPSC3: Land to the south of Reeds Lane, including phasing of infrastructure, to ensure the site is not an isolated development and is part of the wider site.
2. Provide a suitable access to the site from the north and east along Henfield Road.
3. Provision of a new shared pedestrian and cycle way to the southern side of Henfield Road.
4. Provide additional bus stops south of existing bus stops 4400MS0337 and 4400MS03338.
5. The southern part of the site will remain as public open space, as identified on the policies map, to maintain separation between the site and Albourne, as well as preserving or enhancing the setting of the listed buildings of West House Farm.
6. Prioritise pedestrian and cycle routes throughout the site and connectivity to the existing Public Rights of Way and movement network, as well as DPSC3: Land to the south of Reeds Lane.
7. Improve surface and upgrade footpath ALB-6AL.
8. Improvements required to footpaths FP30AL, 9AL and 13-1AL.
9. Incorporate the public rights of way crossing the site in the design and layout of the site including maintaining current alignment.
10. Provide a boardwalk crossing east to west within the site to cross the watercourse.

11. Consider the watercourse which crosses the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
12. Address any impacts associated with the Brick Clay (Weald) Minerals Safeguarding Area.

### MM93: Land east of Avtrade, Reeds Lane, Sayers Common

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

|                              |         |                                                                                                                                                                                                                                                                                                                                                            |               |
|------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                            |               |
| <b>SHELAA:</b>               | 786     | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                         | Sayers Common |
| <b>Gross Site Area (ha):</b> | 3.62    | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                | 75            |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                                            |               |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> <li>Play area</li> </ul>                                                                                                                                                                                                                                         |               |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                                                   |               |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Improvements at Hassocks Station</li> </ul> |               |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                                       |               |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> <li>Gas reinforcement works</li> </ul>                                                                                                                                                                                                                   |               |



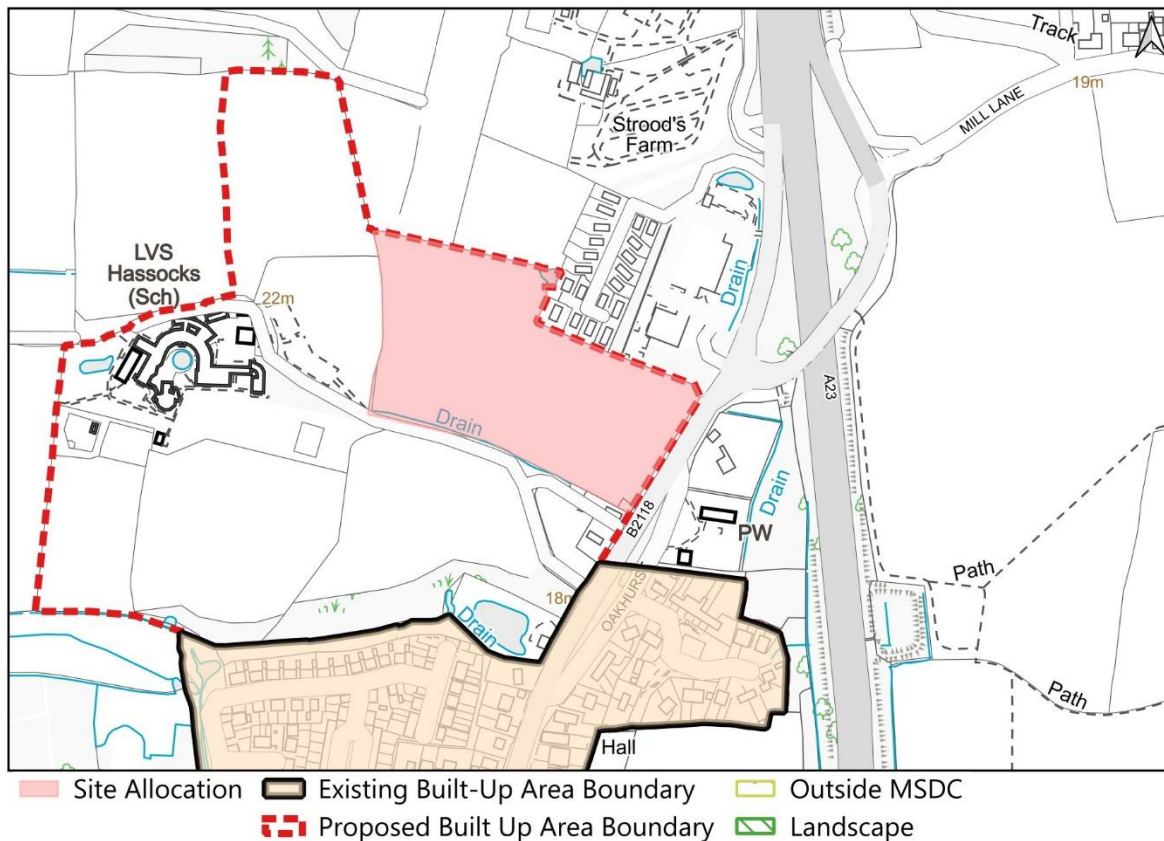
### Policy Requirements

1. Provide a suitable access to the site from Reeds Lane.
2. The development will be planned to ensure connectivity to the other Sayers Common allocations, including active travel routes and public rights of way.
3. Provision of surface improvements to FP1AL and 3AL.
4. Enhance the adjacent priority habitats (deciduous woodland) having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
5. Provide an appropriate buffer to the ancient woodland (Laundry Wood) which lies to the northwest of the site.
6. Provide good acoustic design to address noise impacts associated with the adjacent businesses Avtrade and Valley Farm Business Park.
7. Consider the watercourse to the north and east of the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
8. Incorporate the public rights of way crossing the site in the design and layout of the site including maintaining current alignment.
9. Provision of reinforcement works of the gas network. Early engagement with Southern Gas Network is encouraged.
10. Address any impacts associated with the Brick Clay (Weald Minerals Safeguarding Area).

## MM94: Land at Kingsland Lodge, London Road, Sayers Common

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

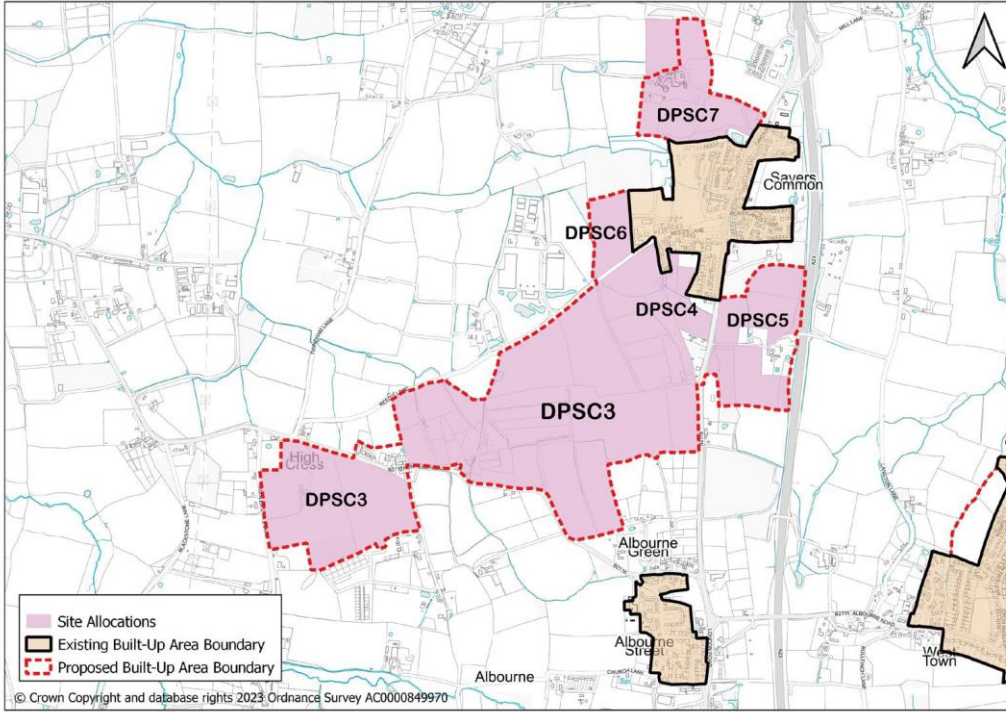
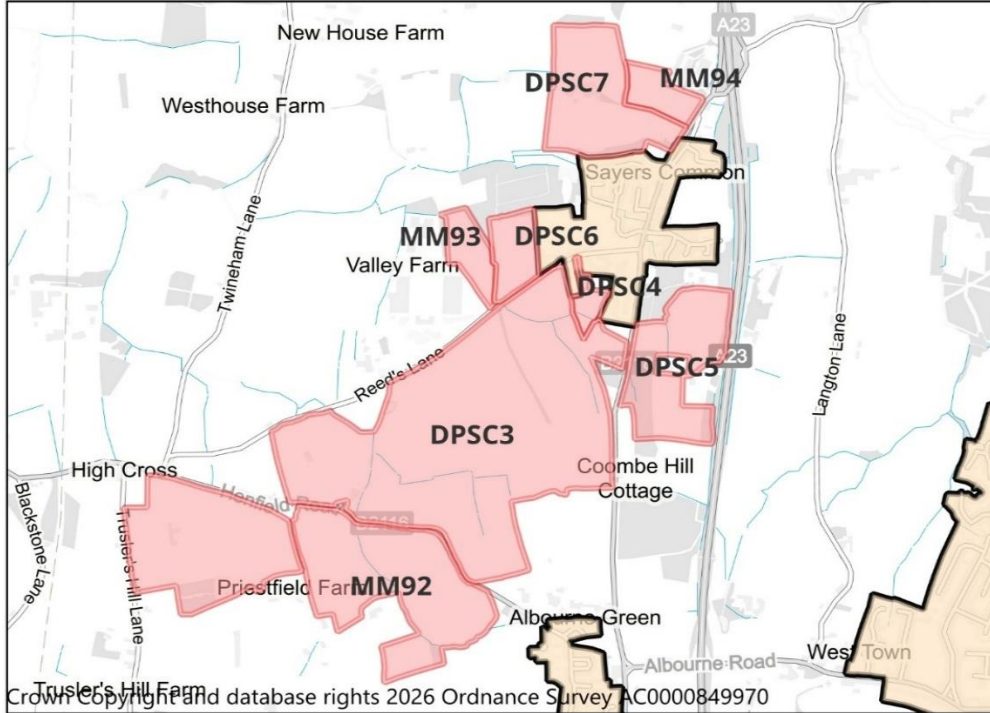
|                              |         |                                                                                                                                                                                                                                                                                                                                                            |               |
|------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Allocation</b>            | Housing |                                                                                                                                                                                                                                                                                                                                                            |               |
| <b>SHELAA:</b>               | 787     | <b>Settlement:</b>                                                                                                                                                                                                                                                                                                                                         | Sayers Common |
| <b>Gross Site Area (ha):</b> | 3.5     | <b>Number of Dwellings:</b>                                                                                                                                                                                                                                                                                                                                | 75            |
| <b>Infrastructure</b>        |         | <b>On-site:</b>                                                                                                                                                                                                                                                                                                                                            |               |
|                              |         | <ul style="list-style-type: none"> <li>Natural, semi-natural and amenity green space</li> <li>Play area</li> </ul>                                                                                                                                                                                                                                         |               |
|                              |         | <b>Financial contributions towards the provision of:</b>                                                                                                                                                                                                                                                                                                   |               |
|                              |         | <ul style="list-style-type: none"> <li>Sustainable Transport</li> <li>Education</li> <li>Library</li> <li>Community buildings</li> <li>Local Community Infrastructure</li> <li>Emergency services</li> <li>Health</li> <li>Other outdoor provision</li> <li>Outdoor sports</li> <li>Parks and Gardens</li> <li>Improvements at Hassocks Station</li> </ul> |               |
|                              |         | <b>Provision of:</b>                                                                                                                                                                                                                                                                                                                                       |               |
|                              |         | <ul style="list-style-type: none"> <li>Highway works</li> <li>Sustainable transport measures</li> <li>Gas reinforcement works</li> </ul>                                                                                                                                                                                                                   |               |



### Policy Requirements

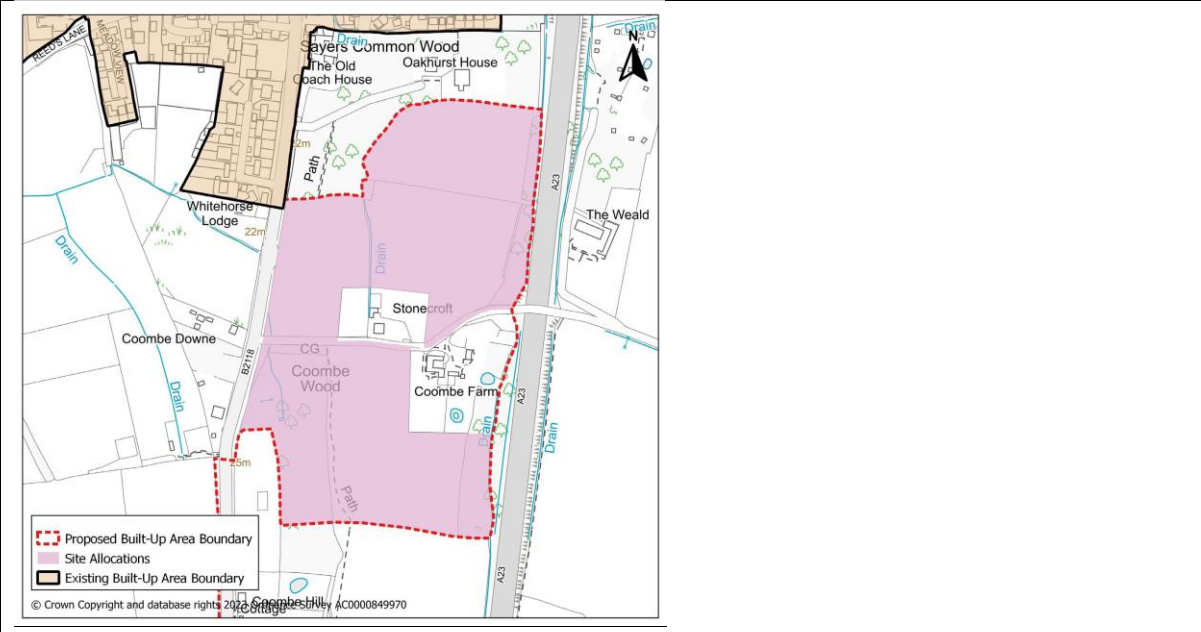
1. Provide suitable access to the site from London Road.
2. The development will be planned to ensure connectivity to the other Sayers Common allocations, including active travel routes and public rights of way.
3. Prioritise pedestrian and cycle connections throughout the site including to DPSC7 to the south and east.
4. Consider the nearby pond in the site drainage strategy to avoid direct and indirect impacts.
5. Provision of reinforcement works of the gas network. Early engagement with Southern Gas Network is encouraged.
6. Address any impacts associated with the Brick Clay (Weald) Minerals Safeguarding Area.

## Appendix 2: Map Amendments

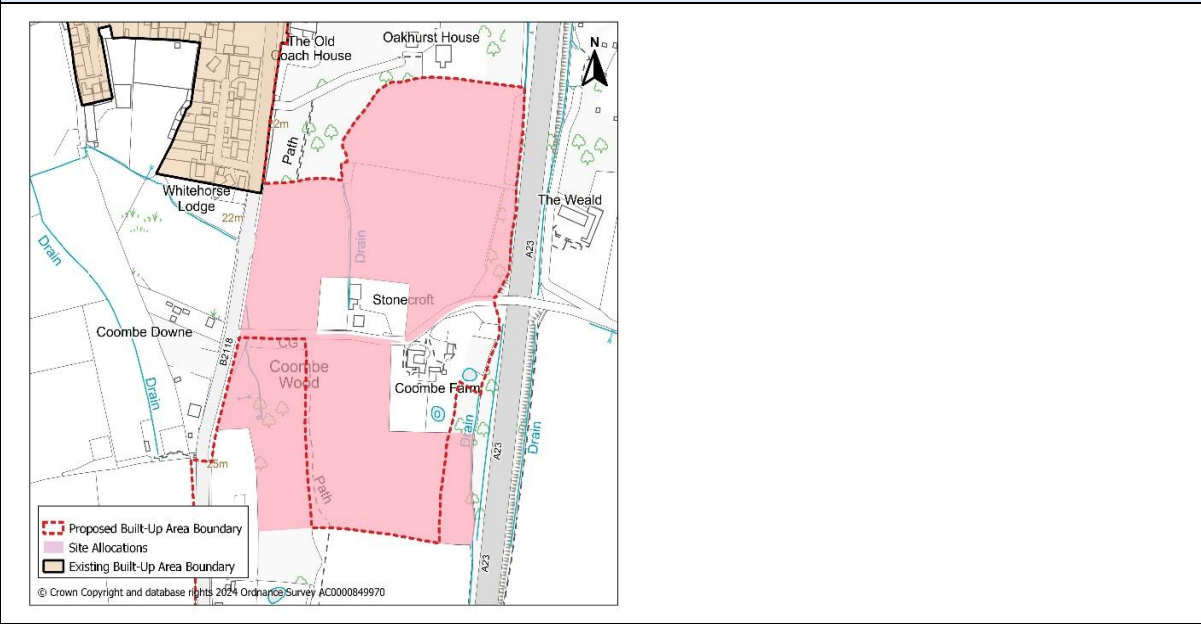
|                                                                                      |                                      |
|--------------------------------------------------------------------------------------|--------------------------------------|
| <b>Main Modification</b>                                                             | <b>MM93a</b>                         |
| <b>Site</b>                                                                          | Vision and Objectives: Sayers Common |
| <b>Old Map</b>                                                                       |                                      |
|   |                                      |
| <b>New Map</b>                                                                       |                                      |
|  |                                      |

|                          |              |
|--------------------------|--------------|
| <b>Main Modification</b> | <b>MM93b</b> |
| <b>Site</b>              | <b>DPSC5</b> |

### Old Map

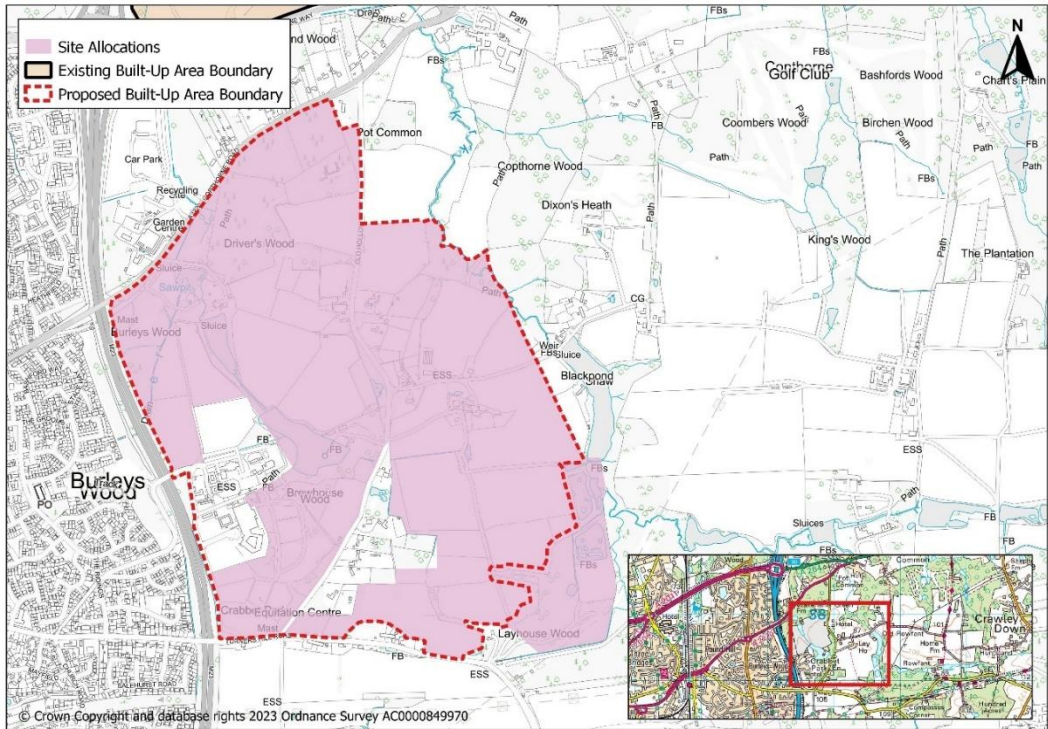


### New Map



|                          |              |
|--------------------------|--------------|
| <b>Main Modification</b> | <b>MM50</b>  |
| <b>Site</b>              | <b>DPSC2</b> |

### Old Map



### New Map

