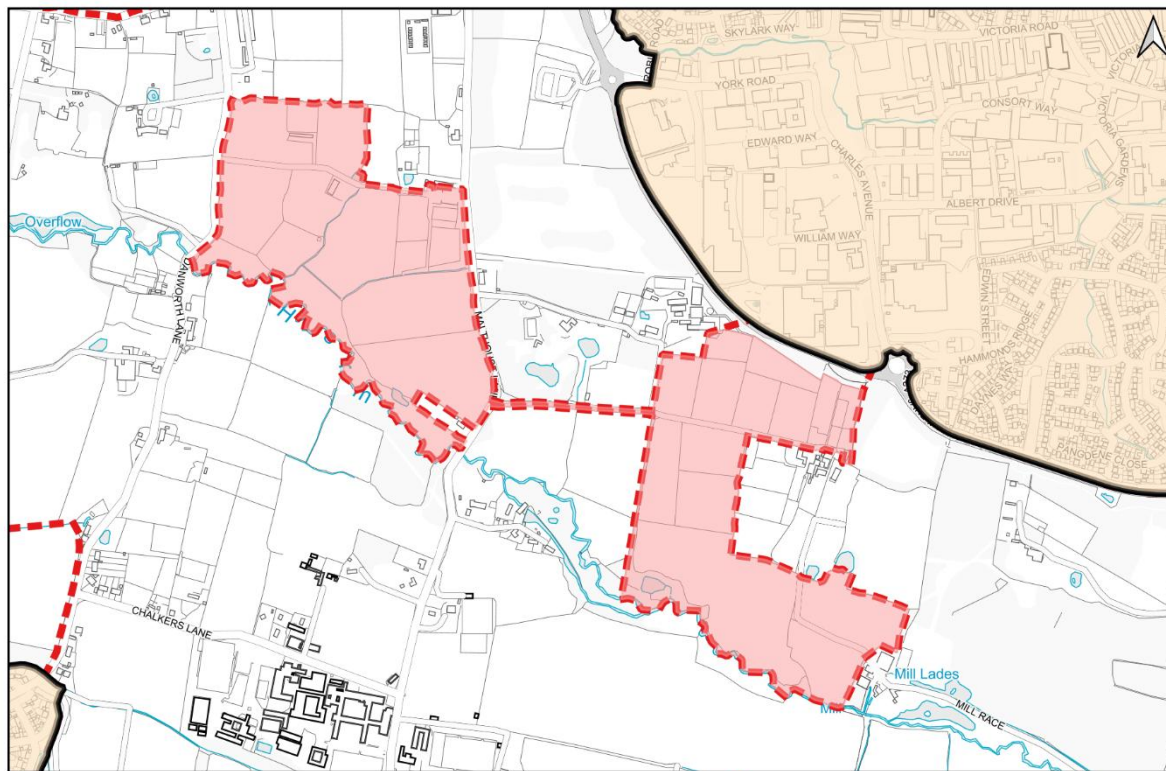


Appendix 1: Additional Site Policies

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.

Allocation	Housing		
SHELAA:	1105	Settlement:	Burgess Hill (Hurstpierpoint & Sayers Common/ Hassocks Parishes)
Gross Site Area (ha):	54	Number of Dwellings:	750
Infrastructure		On-site:	• Land for the provision of full-day care nursery • Natural, semi-natural and amenity green space • Play area • Outdoor sports • Parks and Gardens
		Financial contributions towards the provision of:	• Improvements at Burgess Hill Station • Sustainable Transport • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health • Other outdoor provision
		Provision of:	• Highway works • Sustainable transport measures



Site Allocation
 Existing Built-Up Area Boundary
 Proposed Built Up Area Boundary

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.

Allocation	Housing		
SHELAA:	961	Settlement:	East Grinstead
Gross Site Area (ha):	0.35	Number of Dwellings:	100

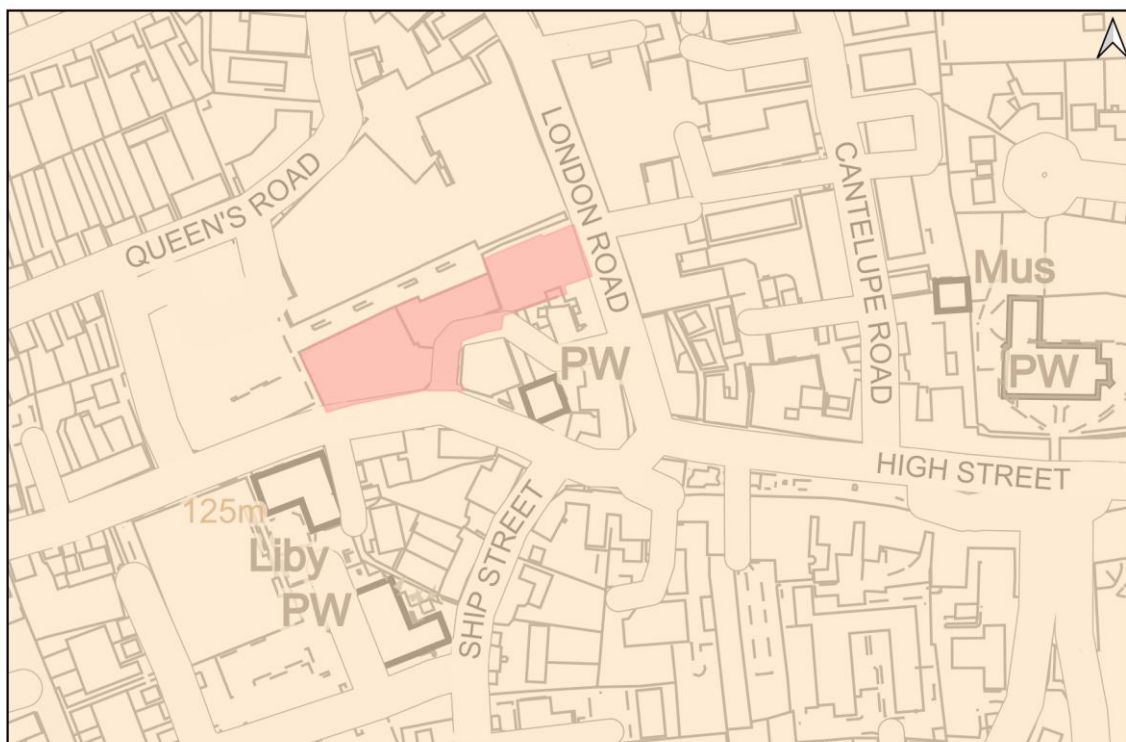
Infrastructure

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 Proposed Built Up Area Boundary Outside MSDC
Existing Built-Up Area Boundary 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.

Allocation	Housing		
SHELAA:	1024	Settlement:	East Grinstead
Gross Site Area (ha):	2.24	Number of Dwellings:	45

Infrastructure

On-site:

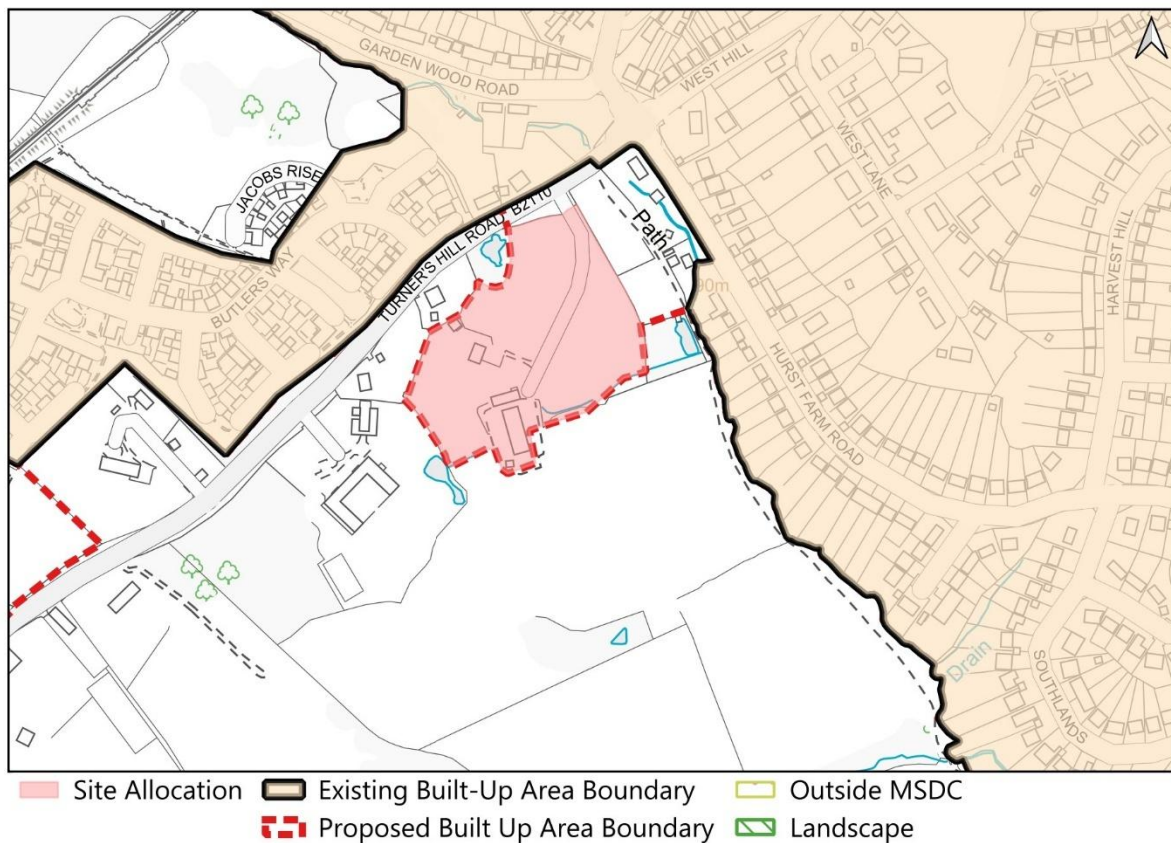
- Natural, semi-natural and amenity green space

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

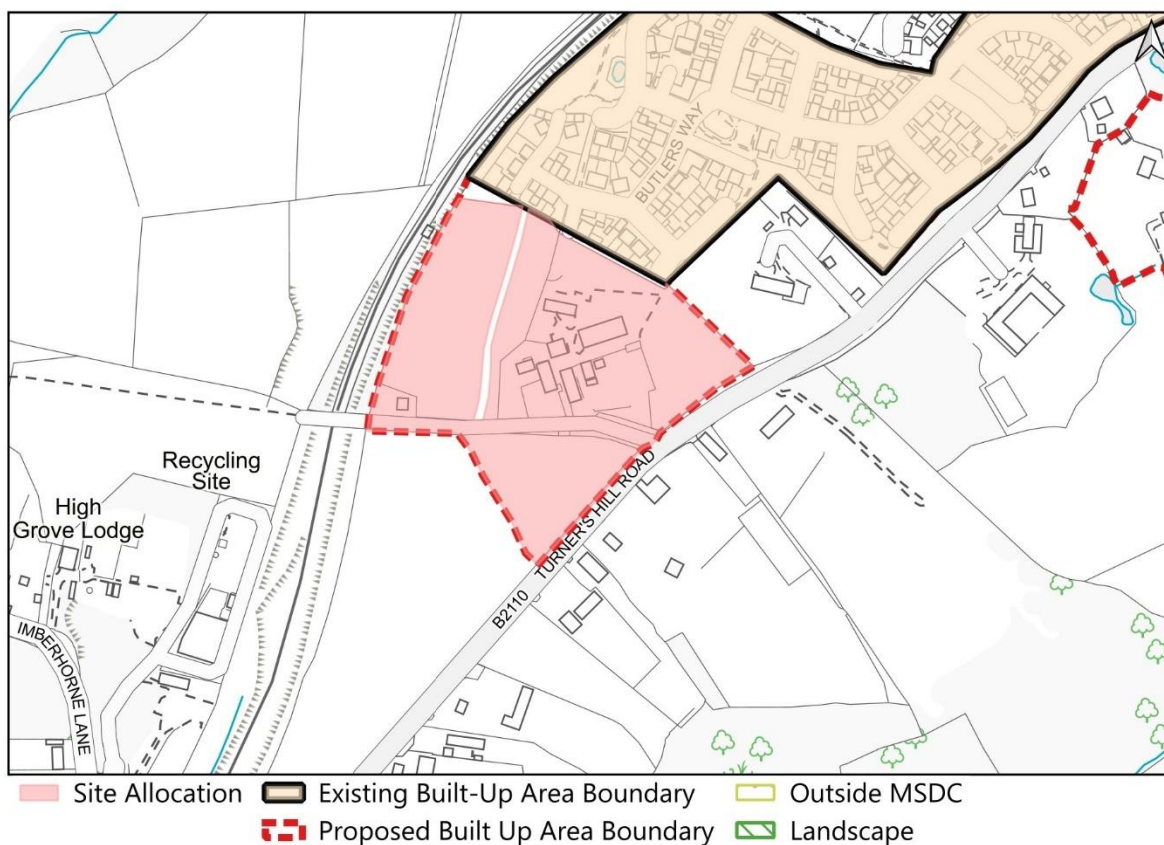
1. Provide suitable access from the B2110 Turners Hill Road.
2. Conserve and enhance the High Weald National Landscape (AONB) by applying a landscape-led design approach that is informed by a LVIA.
3. Utilise the supporting documents to the High Weald AONB Management Plan (High Weald Housing Design Guide, 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.

Allocation	Housing		
SHELAA:	1060	Settlement:	East Grinstead
Gross Site Area (ha):	3.97	Number of Dwellings:	50
Infrastructure		On-site:	
		• Natural, semi-natural and amenity green space • Play area	

	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 Provision of: • Highway works • Sustainable transport measures
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Policy Requirements

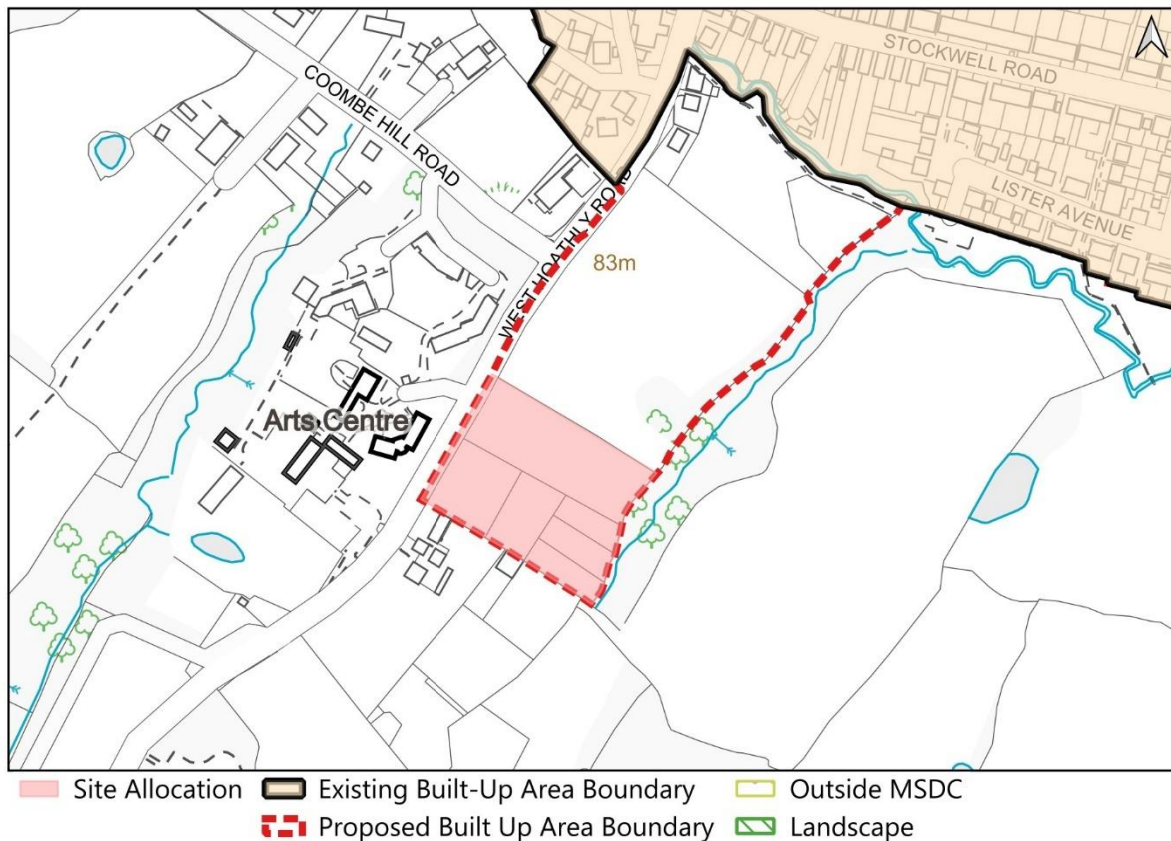
1. Provide suitable access from the B2110 Turners Hill Road.
2. Retain the existing access from the B2110 Turners Hill Road as a pedestrian access.

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.

Allocation	Housing		
SHELAA:	1181	Settlement:	East Grinstead
Gross Site Area (ha):	1.09	Number of Dwellings:	20
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 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.

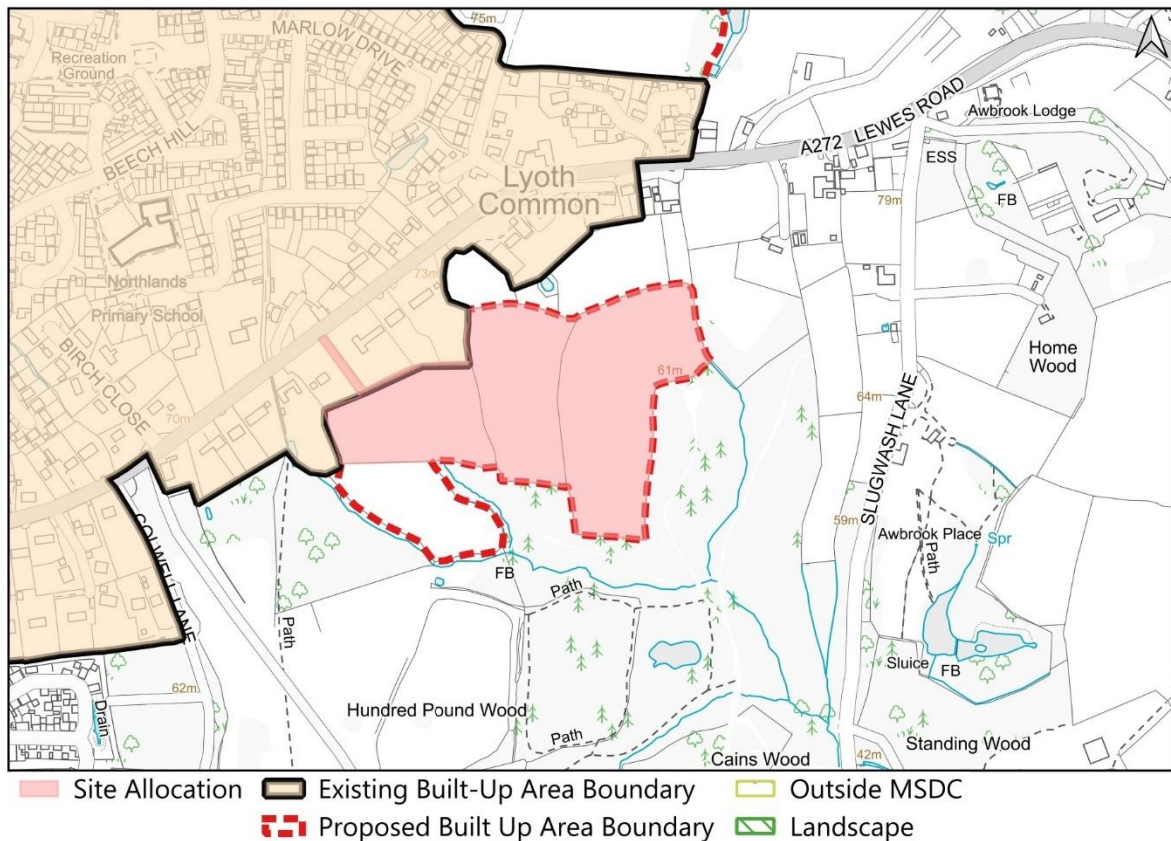
Allocation	Housing		
SHELAA:	680	Settlement:	Haywards Heath
Gross Site Area (ha):	1.2	Number of Dwellings:	9
Infrastructure		Financial contributions towards the provision of:	
		• Sustainable Transport • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health • Other outdoor provision • Outdoor sports • Parks and Gardens • Play area • Improvements at Haywards Heath Station	
		Provision of:	
		• Highway works • Sustainable transport measures	

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.

Allocation	Housing		
SHELAA:	844	Settlement:	Haywards Heath
Gross Site Area (ha):	6.3	Number of Dwellings:	80
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area	
		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 - Improvements at Haywards Heath Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



Policy Requirements

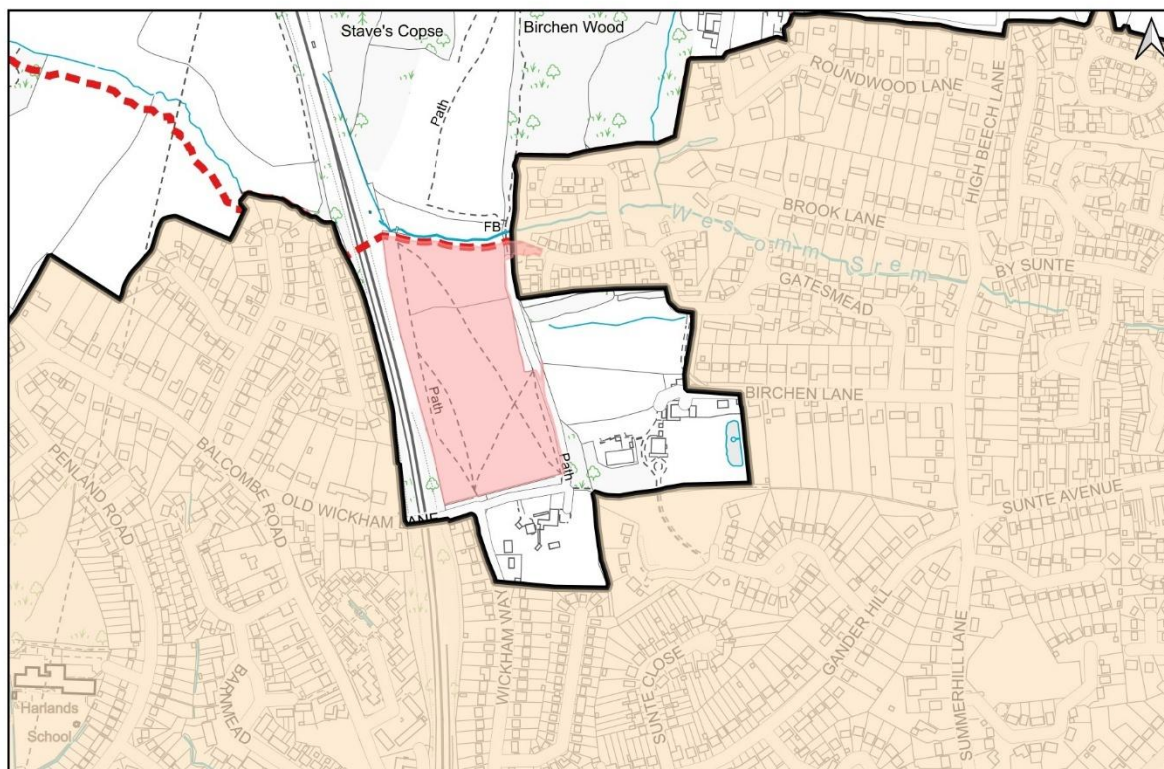
1. Provide suitable access from the A272 Lewes Road.
2. Provide, unless otherwise agreed with the Highways Authority, a pedestrian crossing to the footway on the north side of the A272 Lewes Road to enable safe connectivity with the public right of way (footpath HAH/29CU/1) that provides a route to local 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.

Allocation	Housing		
SHELAA:	988	Settlement:	Haywards Heath
Gross Site Area (ha):	4.53	Number of Dwellings:	49
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Provision of natural play areas	
		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 - Improvements at Haywards Heath Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



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

Policy Requirements

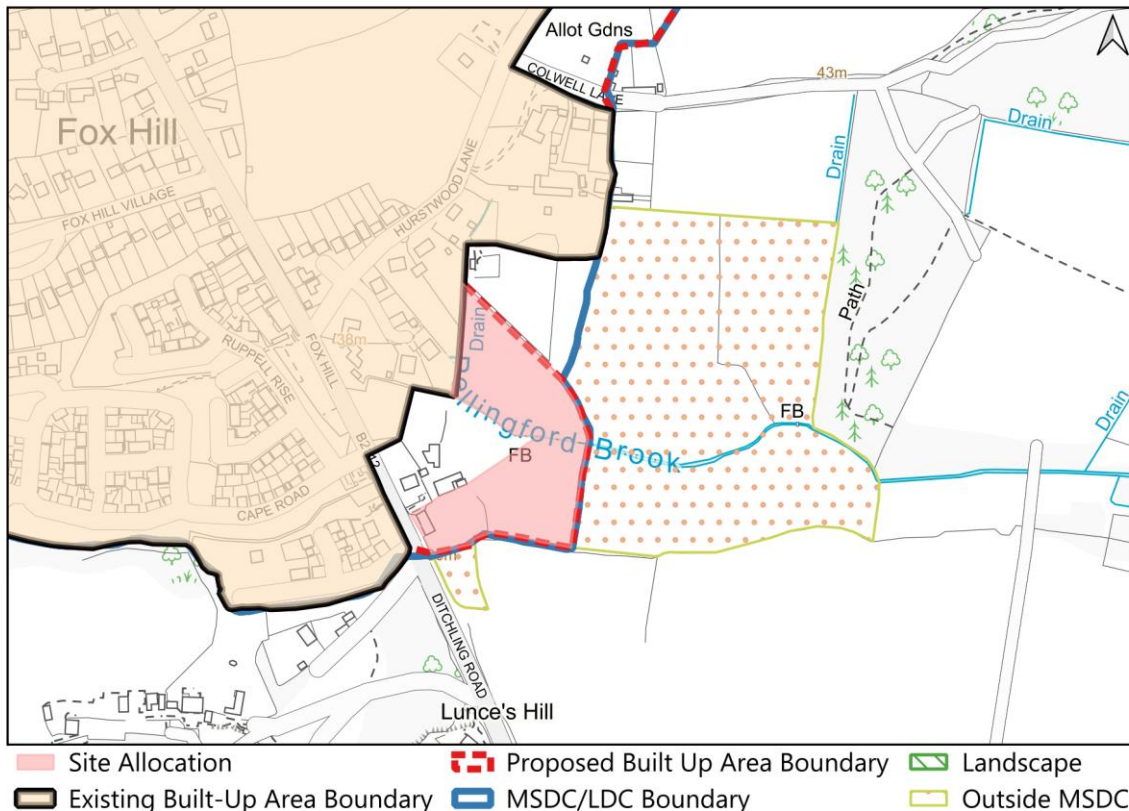
1. Provide suitable access from Gatesmead.
2. Provide an appropriate landscape buffer in the south of the site.
3. Provide an appropriate buffer for the ancient woodland (Birchen Wood) adjacent to the access from Gatesmead.
4. Provide an appropriate buffer for the priority habitat (deciduous woodland) 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:	
		- Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Outdoor sports - Parks and Gardens - Play area - Improvements at Haywards Heath Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



Policy Requirements

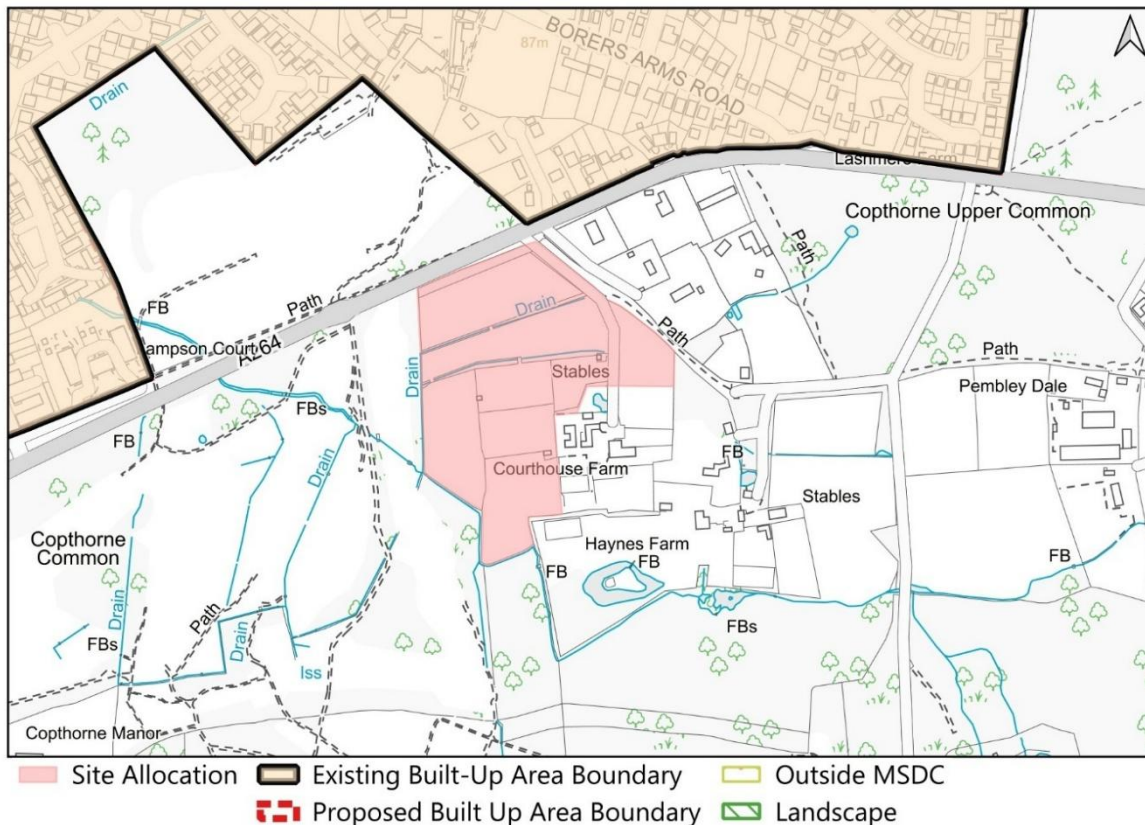
1. Provide suitable access from the B2112 Fox Hill/ Lunce's Hill.
2. Provide a pedestrian crossing to the footway on the western side of the B2112 Fox Hill/ Lunce's Hill.
3. Ensure a landscape-led and high quality design and layout for the edge of settlement location including appropriate boundary treatments.
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.

Allocation	Housing		
SHELAA:	990	Settlement:	Copthorne
Gross Site Area (ha):	4.3	Number of Dwellings:	86
Infrastructure	On-site:		
	- Natural, semi-natural and amenity green space - Play area		
	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		
	Provision of:		
	- Highway works - Sustainable transport measures		



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.

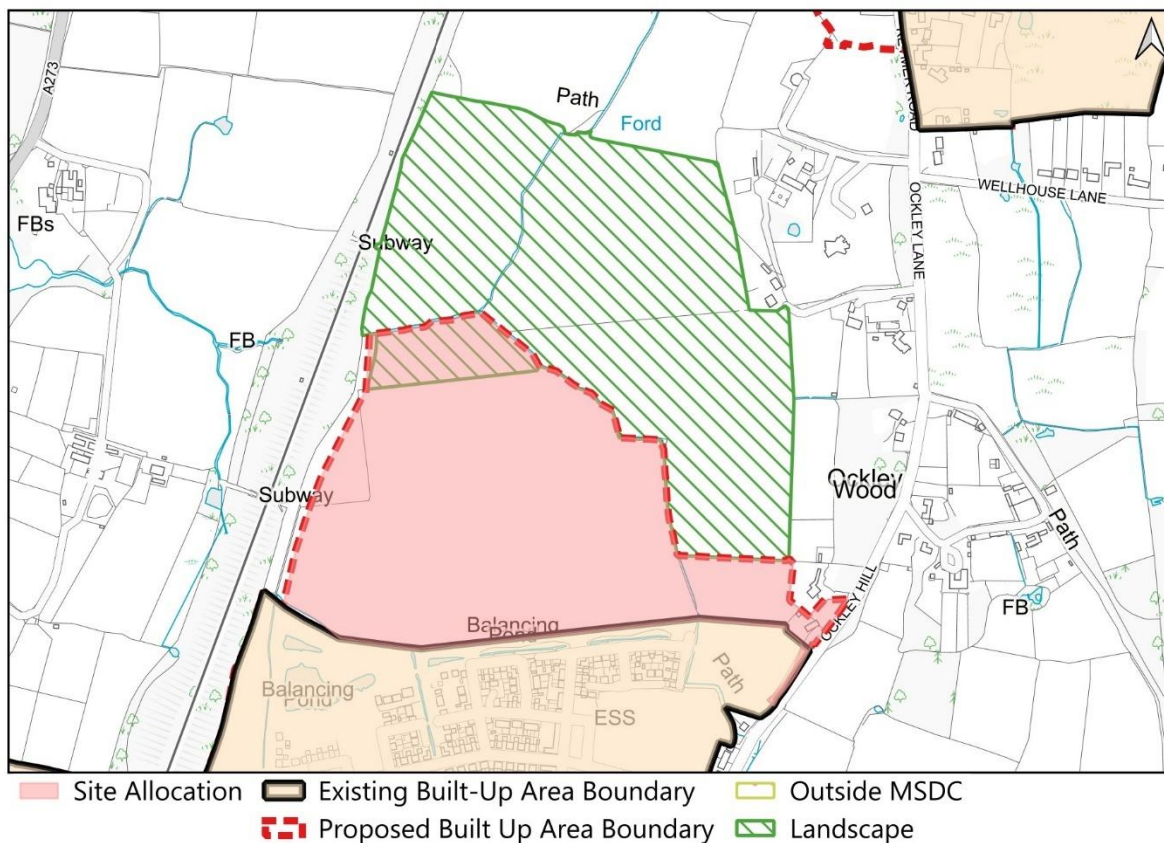
Allocation	Housing		
SHELAA:	686	Settlement:	Crawley Down
Gross Site Area (ha):	6.5	Number of Dwellings:	150
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Community orchard - Play area	
		Financial contributions towards the provision of:	
		- Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Outdoor sports - Parks and Gardens	
		Provision of:	
		- Highway works - Sustainable transport measures - Gas reinforcement works	

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.

Allocation	Housing		
SHELAA:	1137	Settlement:	Hassocks
Gross Site Area (ha):	21.1	Number of Dwellings:	250
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area - Outdoor sports - Parks and Gardens - Orchard/ food growing space/ allotments	
		Financial contributions towards the provision of:	
		- Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



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.

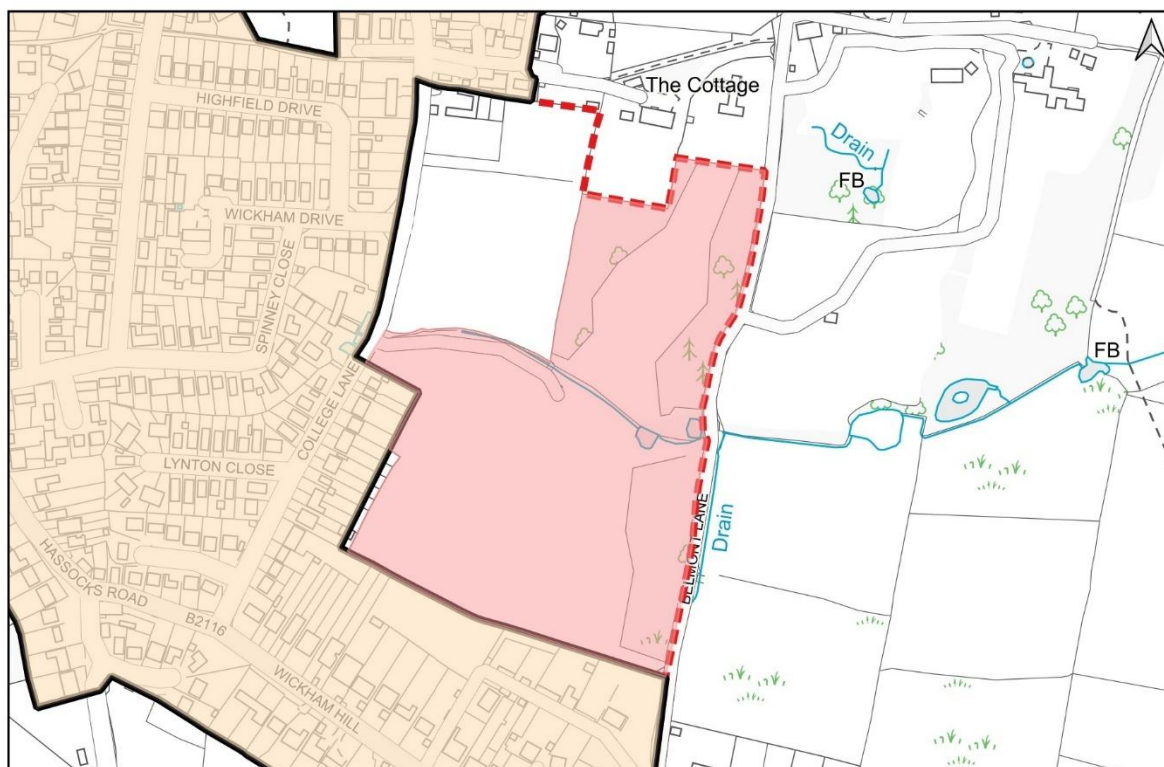
11. Incorporate a wildlife area/ nature reserve in the north-west of the site.
12. Create and manage permanent vegetation buffer strips along the watercourse in the north-west of the site to support biodiversity and enhance connectivity having regard to the objectives of the West Sussex Local Nature 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.

Allocation	Housing		
SHELAA:	19	Settlement:	Hurstpierpoint
Gross Site Area (ha):	5.3ha	Number of Dwellings:	75
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area	
		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 - Improvements at Hassocks Station	

	Provision of: • Highway works • Sustainable transport measures
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- Site Allocation
 Existing Built-Up Area Boundary
 Proposed Built Up Area Boundary
 Outside MSDC
 Landscape

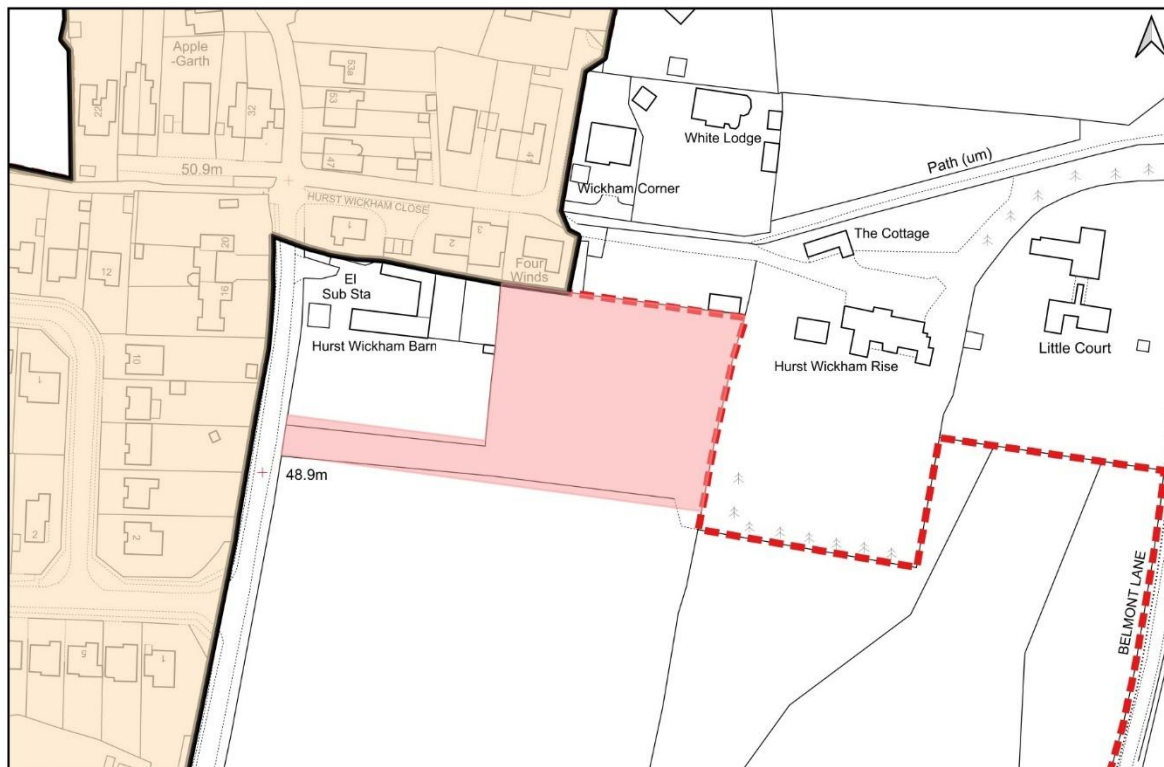
Policy Requirements

1. Provide a suitable access from College Lane.
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.
3. Provide a shared use path along College Lane to allow access to bus stops on Wickham Hill and access to College.
4. Provision of cycle connection onto BW8C.
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.
6. Retention of the landscape buffer along the eastern boundary of the site.
7. Address any impacts associated with the soft sand Minerals Consultation Area and Minerals Safeguarding Area.

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.

Allocation	Housing		
SHELAA:	582	Settlement:	Hurstpierpoint
Gross Site Area (ha):	0.6	Number of Dwellings:	9
Infrastructure		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 • Improvements at Hassocks Station	
		Provision of:	
		• Highway works • Sustainable transport measures	



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

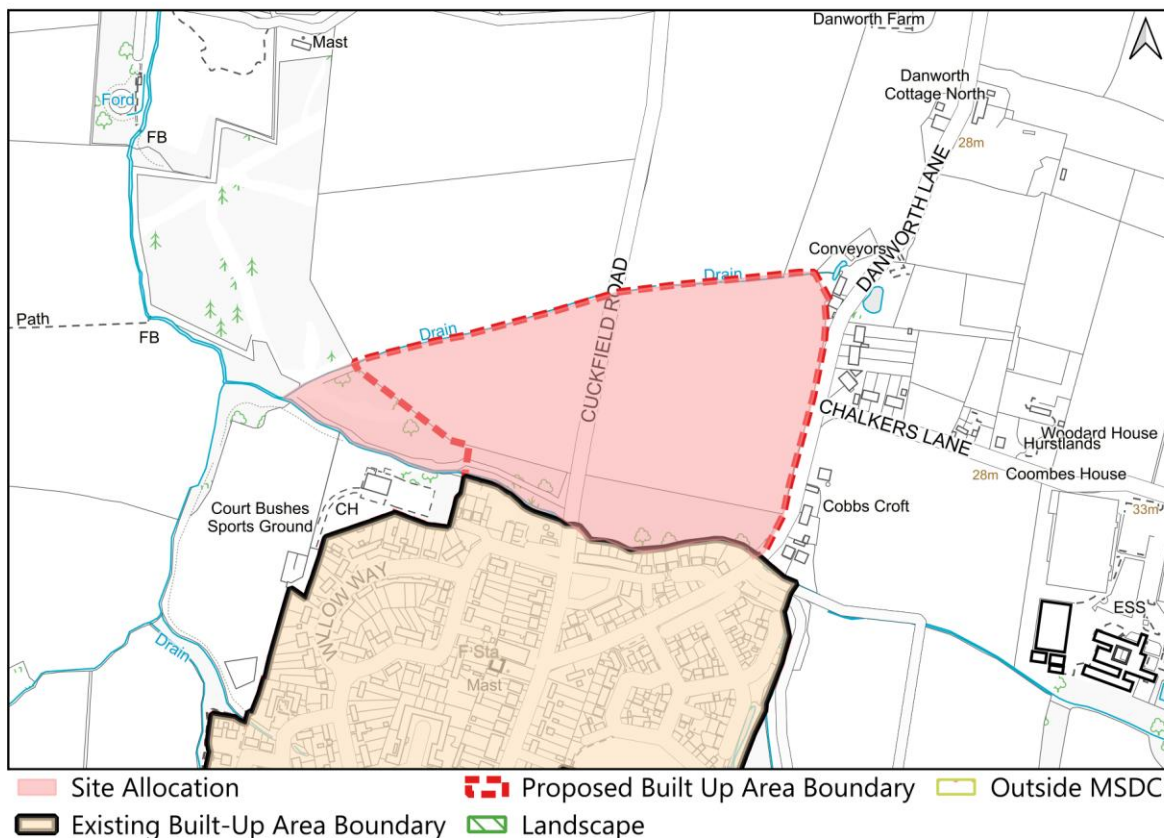
Policy Requirements

1. Provide a suitable access from College Lane.
2. Informed by a Heritage Statement, provide an appropriate layout and design which preserves or enhances the setting of the Hurst Wickham Conservation Area which is adjacent to the northeastern part of the site.
3. Prioritise pedestrian and cycle connections throughout the site and beyond including to sites MM71 and MM74.
4. Provide a shared use path along College Lane to allow access to bus stops on Wickham Hill and access to College Lane.
5. Address any impacts associated with the Brick Clay (Weald) Minerals Consultation Area.

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.

Allocation	Housing		
SHELAA:	1075	Settlement:	Hurstpierpoint
Gross Site Area (ha):	10.44	Number of Dwellings:	150
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area	
		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 - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



Policy Requirements

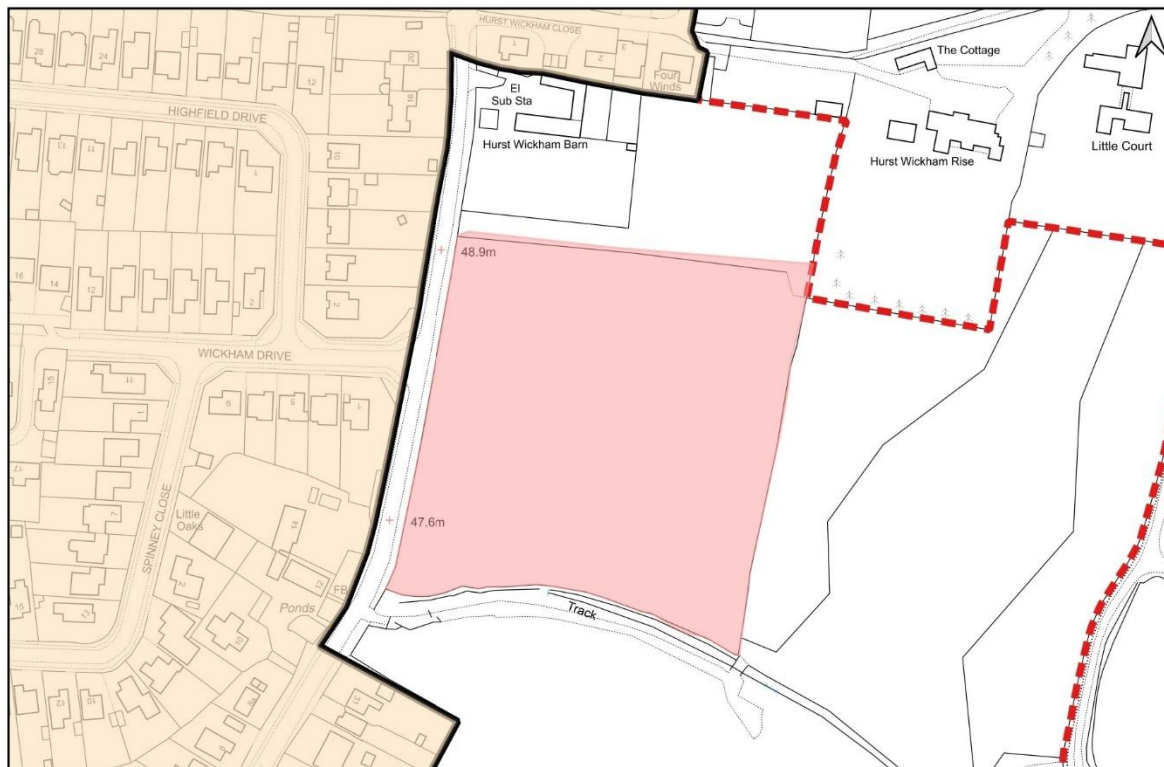
1. Provide suitable access to the site from either side of Cuckfield Road.
2. The development will provide a substantial landscape buffer along the northern and north-eastern edges of the site to minimise the perception of coalescence with Burgess Hill and DPSC1: Land West of Burgess Hill.
3. Create 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.

Allocation	Housing		
SHELAA:	1172	Settlement:	Hurstpierpoint
Gross Site Area (ha):	1.87	Number of Dwellings:	35
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 - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



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

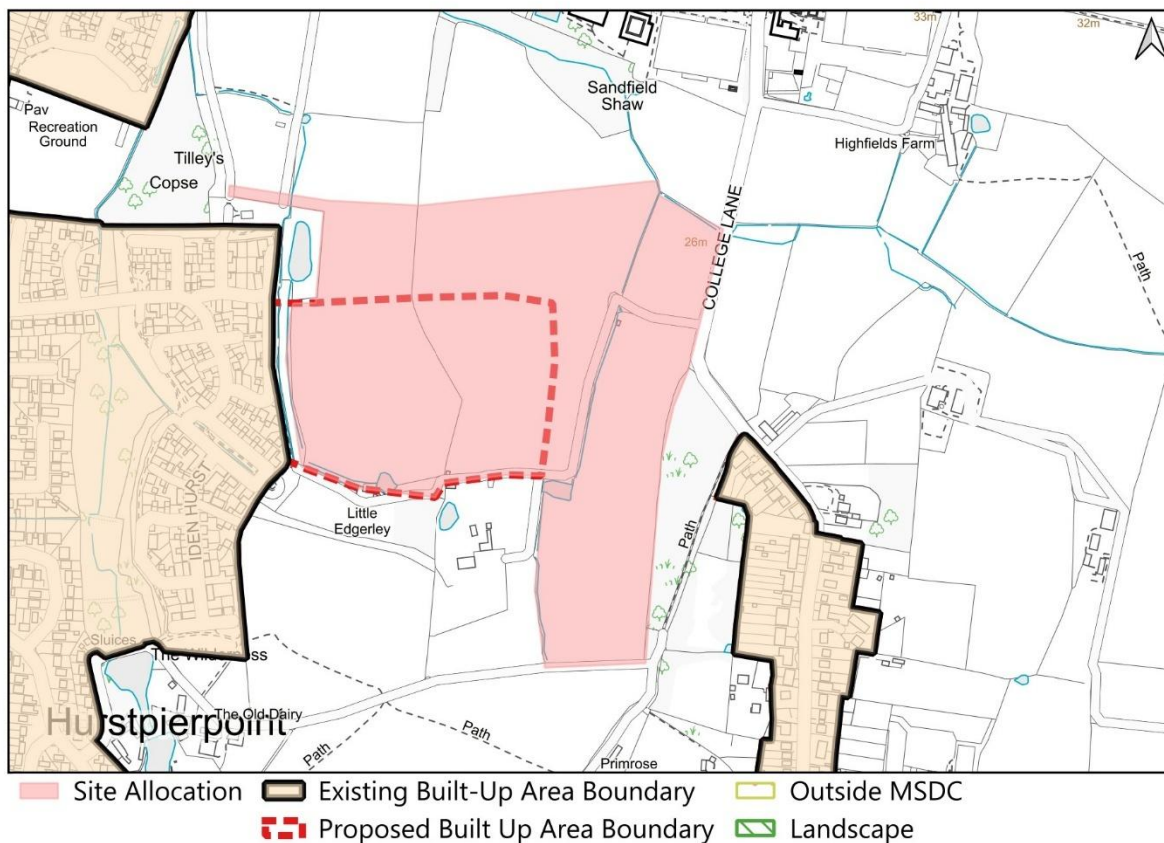
Policy Requirements

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.

Allocation	Housing		
SHELAA:	575	Settlement:	Hurstpierpoint
Gross Site Area (ha):	18.7	Number of Dwellings:	150
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area - Provision of a trim trail and facilities for young people e.g. skate park	
		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 - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



Policy Requirements

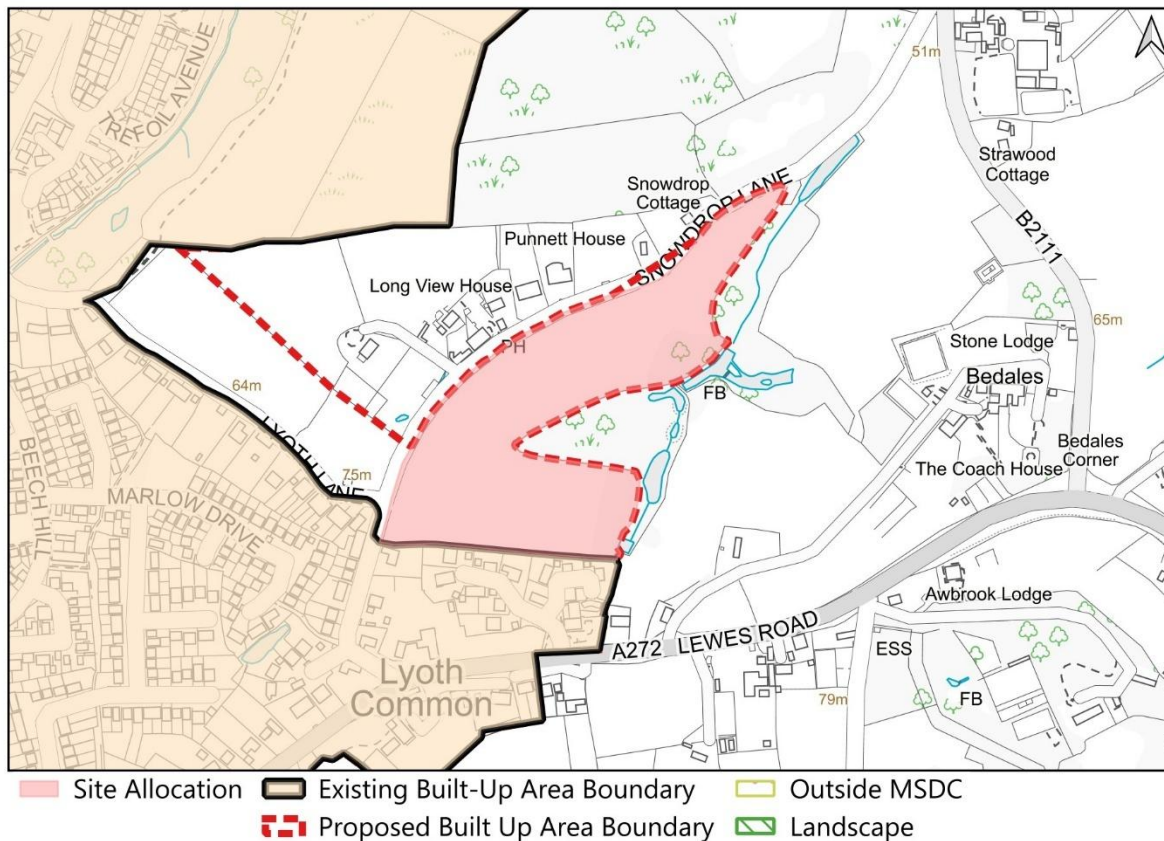
1. Provide a suitable access to the site from Iden Hurst.
2. Significant areas of natural greenspace will be provided on the northern and eastern edges of the site to provide an extension to Hurst Meadows, and improvements to biodiversity, as shown on the policies map.
3. Create and manage permanent 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.

Allocation	Housing		
SHELAA:	29	Settlement:	Lindfield
Gross Site Area (ha):	2.05	Number of Dwellings:	50
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area	
		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 - Improvements at Haywards Heath Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



Policy Requirements

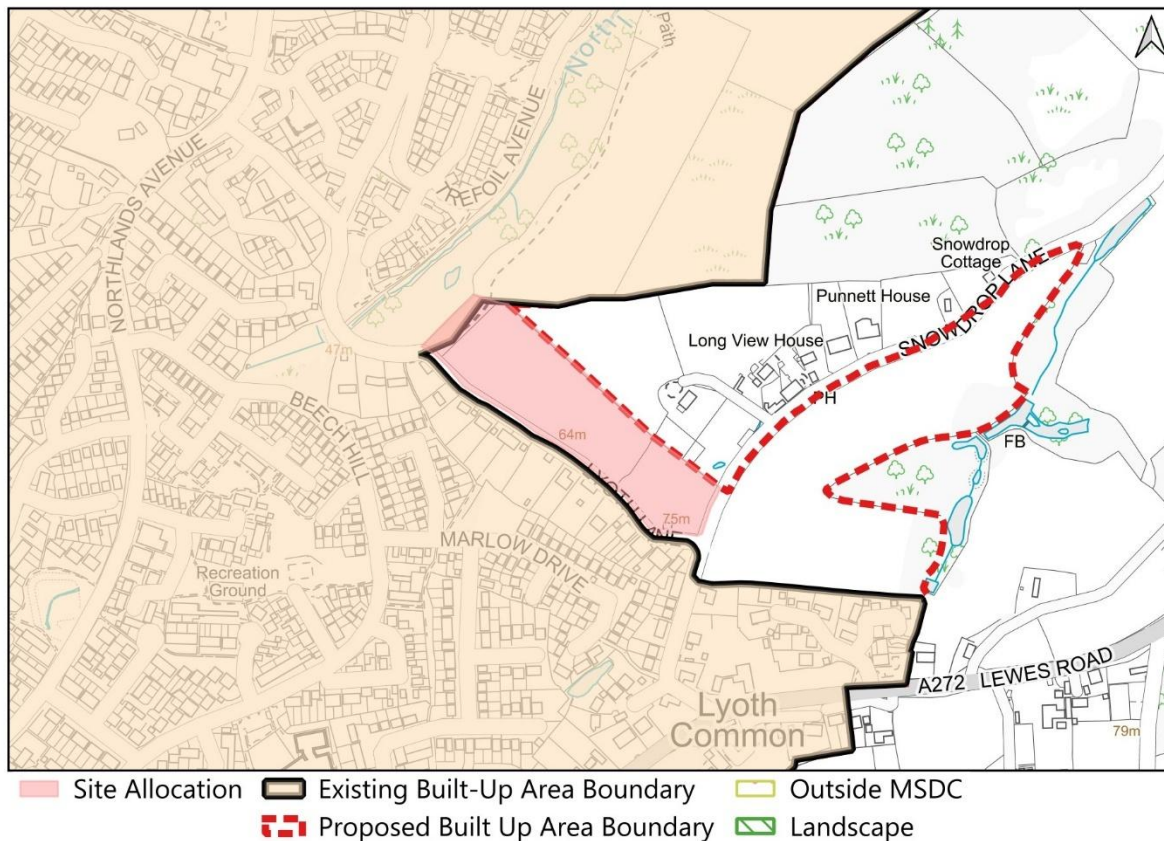
1. Provide a suitable access from Snowdrop Lane.
2. Provide, unless otherwise agreed with the Highways Authority, a new footway on Snowdrop Lane connecting the site to the A272 to the south (if development comes forward in advance of Land to the north of Lyoth Lane MM78).
3. Provide, unless otherwise 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.

Allocation	Housing		
SHELAA:	1006	Settlement:	Lindfield
Gross Site Area (ha):	2.23	Number of Dwellings:	30
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 - Improvements at Haywards Heath Station	
		Provision of: - Highway works - Sustainable transport measures	



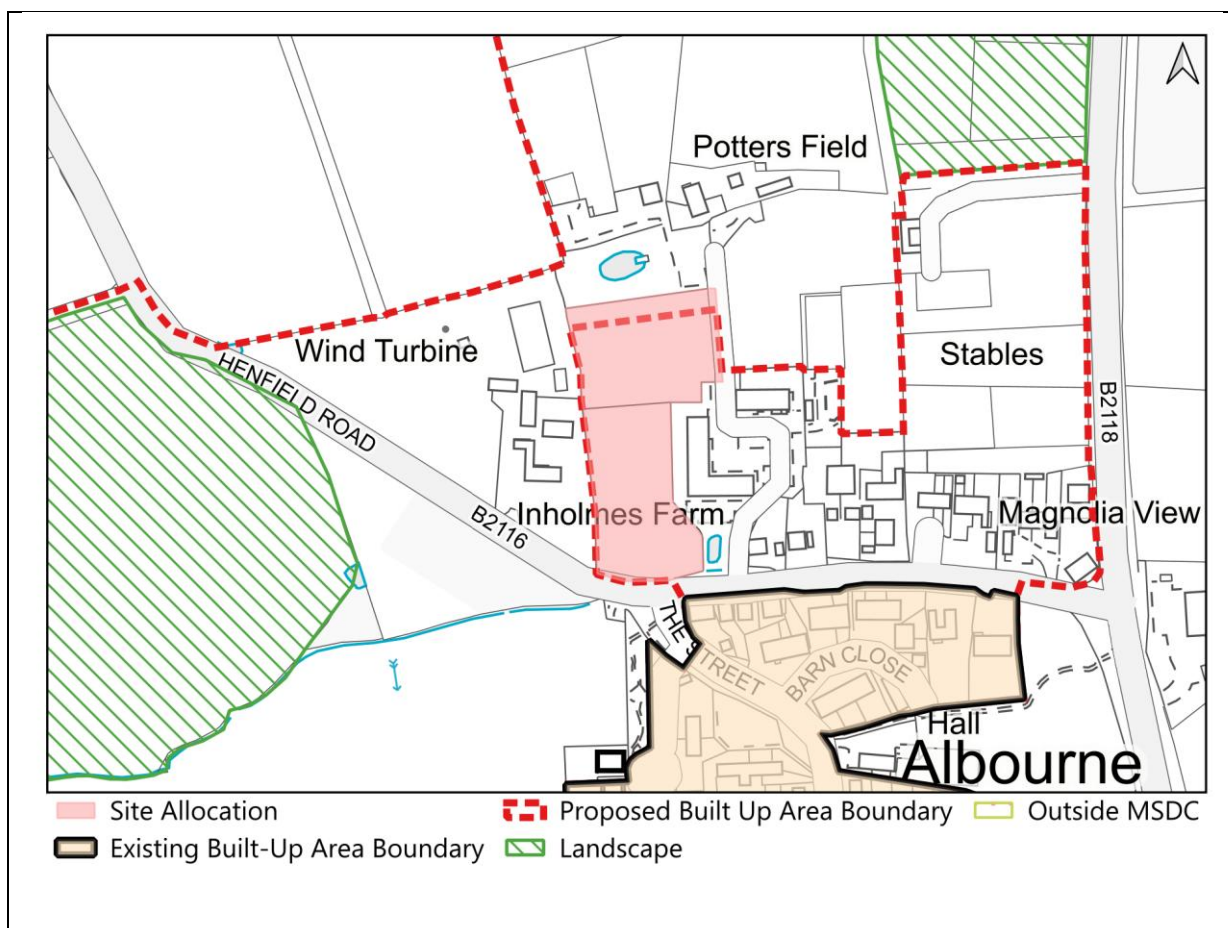
Policy Requirements

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.

Allocation	Housing		
SHELAA:	1178	Settlement:	Albourne
Gross Site Area (ha):	0.9	Number of Dwellings:	20
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 - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



Policy Requirements

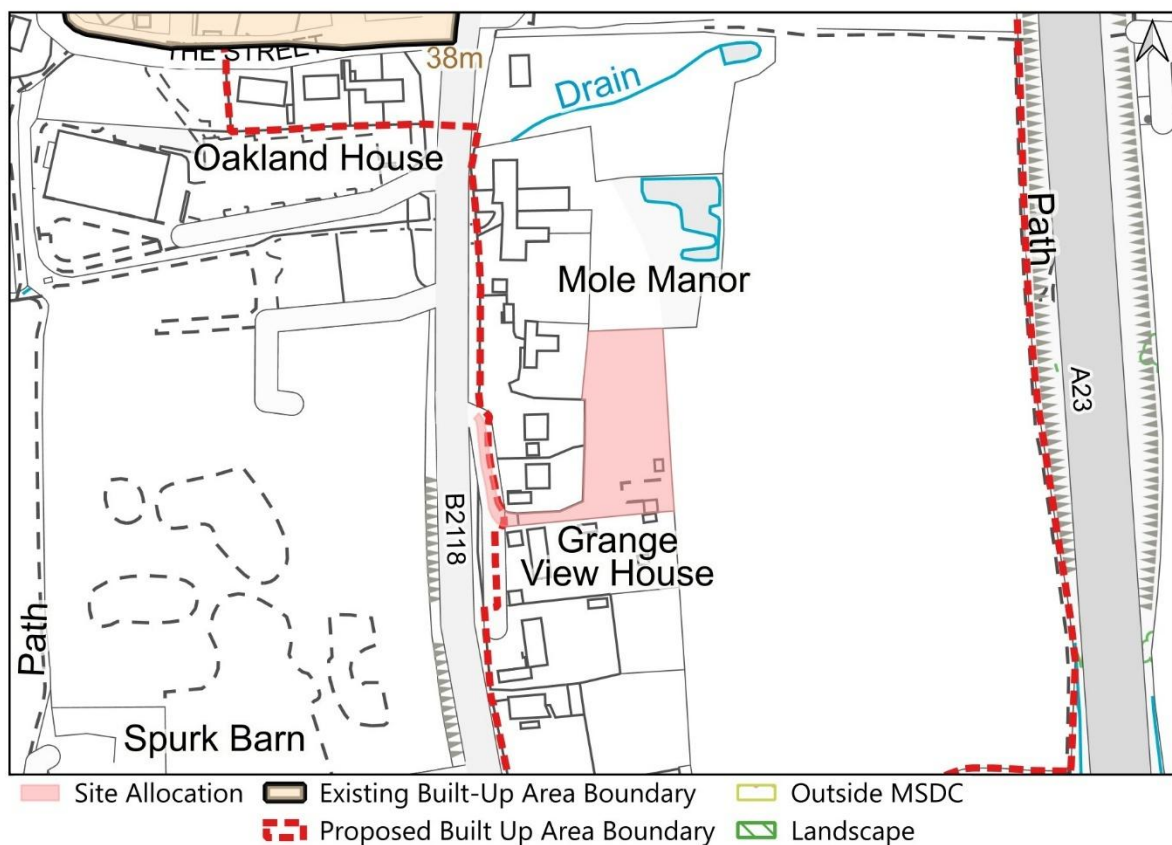
1. Provide a suitable access to the site from Henfield Road.
2. Informed by a Heritage Statement, provide a landscape buffer in the northwest of the site to preserve or enhance the setting of the two Grade II Listed Buildings 'North Pottersfield Cottage' and South Pottersfield Cottage' which lie north of the site.
3. Provide good acoustic design to address noise impacts associated with the adjacent employment site.
4. Consider the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
5. Address any impacts associated with the Brick Clay (Weald) Minerals Safeguarding Area.

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.

Allocation	Housing		
SHELAA:	775	Settlement:	Albourne

Gross Site Area (ha):	0.32	Number of Dwellings:	10
Infrastructure		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 • Improvements at Hassocks Station Provision of: • Highway works • Sustainable transport measures	



Policy Requirements

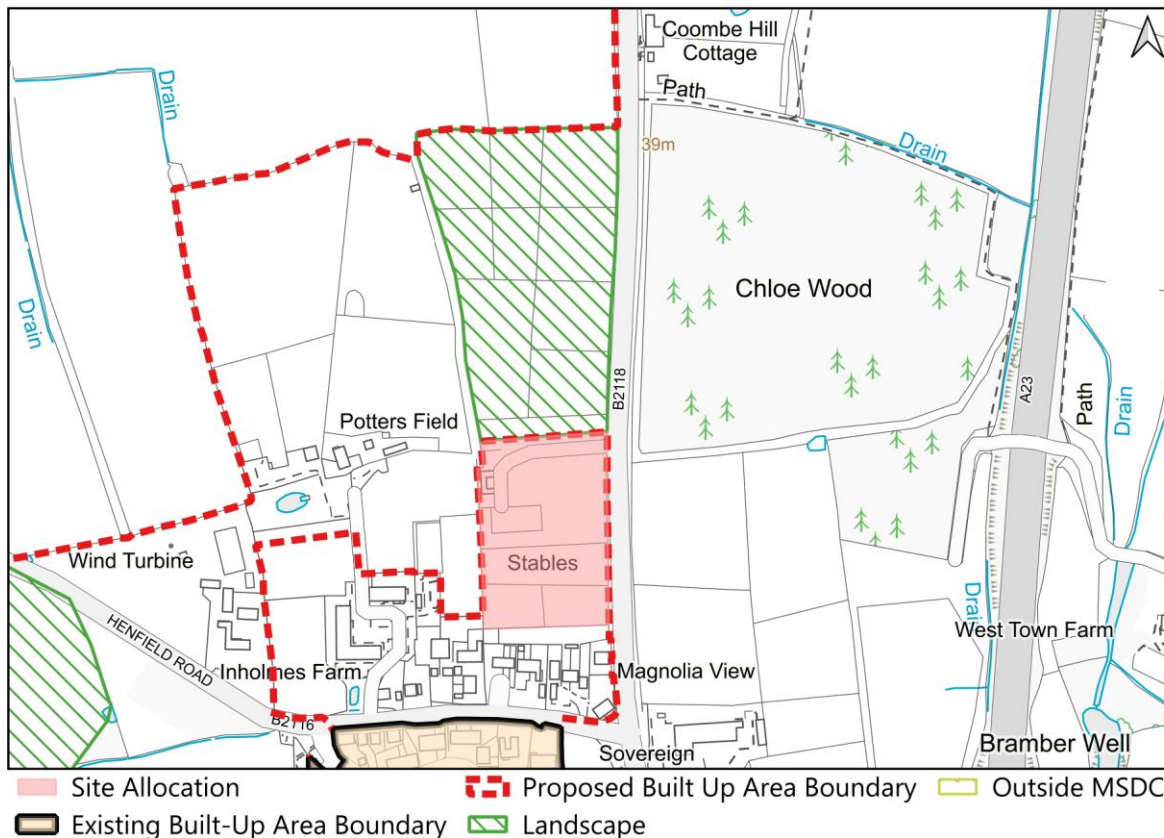
1. Provide a suitable access from London Road.

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.

Allocation	Housing		
SHELAA:	789	Settlement:	Albourne
Gross Site Area (ha):	1.53	Number of Dwellings:	46
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 - Improvements at Hassocks Station	
		Provision of: - Highway works - Sustainable transport measures	



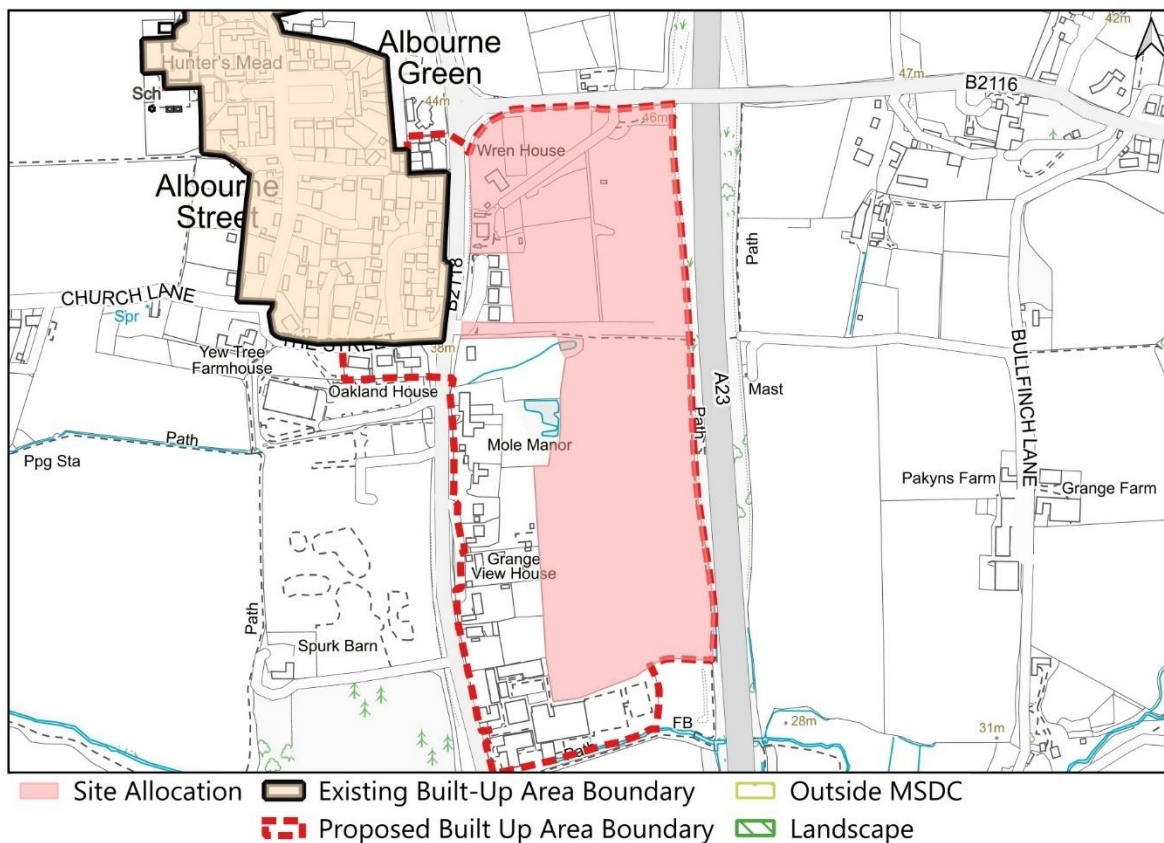
Policy Requirements

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.

Allocation	Housing		
SHELAA:	1173	Settlement:	Albourne
Gross Site Area (ha):	10.96	Number of Dwellings:	250
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Outdoor sports - Play area - Parks and Gardens	
		Financial contributions towards the provision of:	
		- Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



Policy Requirements

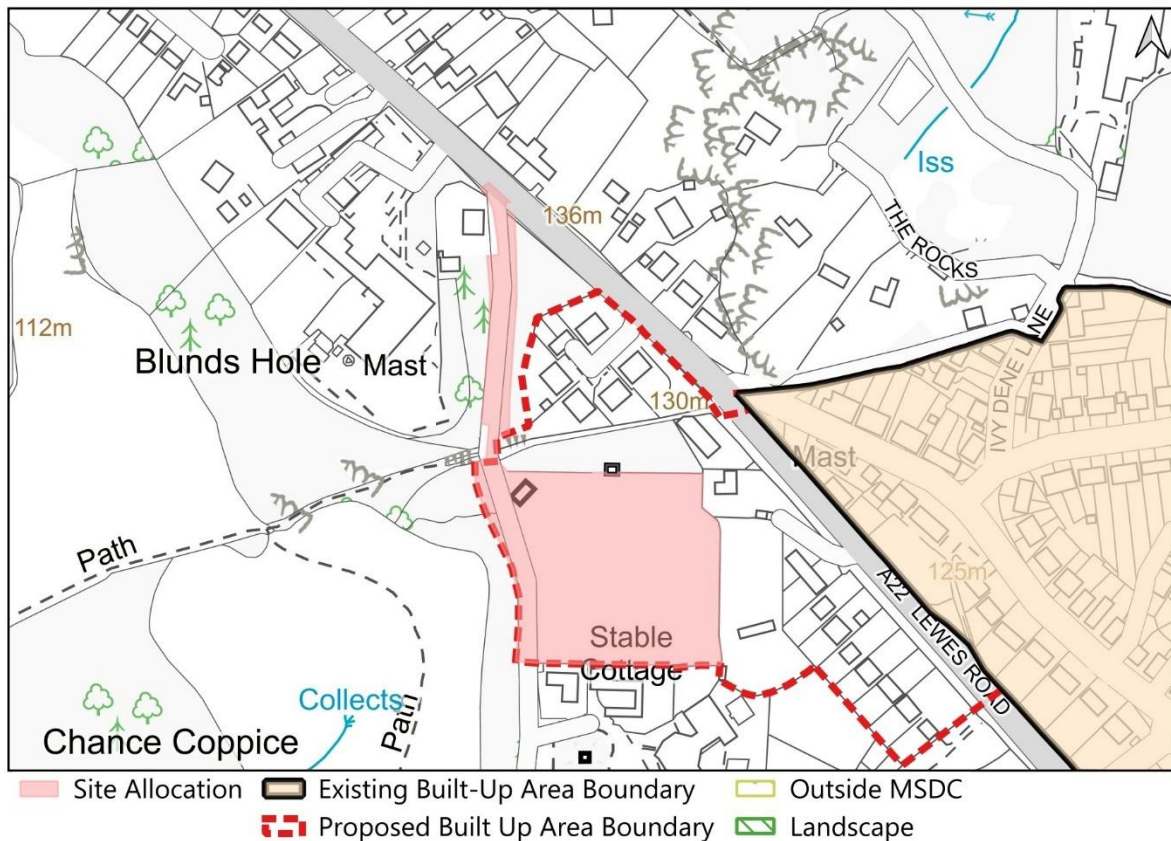
1. Provide a suitable access to the site from Albourne Road.
2. The southern part of the site will be retained as recreational open space, as identified on the policies map, including footpaths and cycle routes.
3. Informed by a Heritage Statement, provide an appropriate layout and design which preserves 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.

Allocation	Housing		
SHELAA:	1175	Settlement:	Ashurst Wood
Gross Site Area (ha):	1.57	Number of Dwellings:	25
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

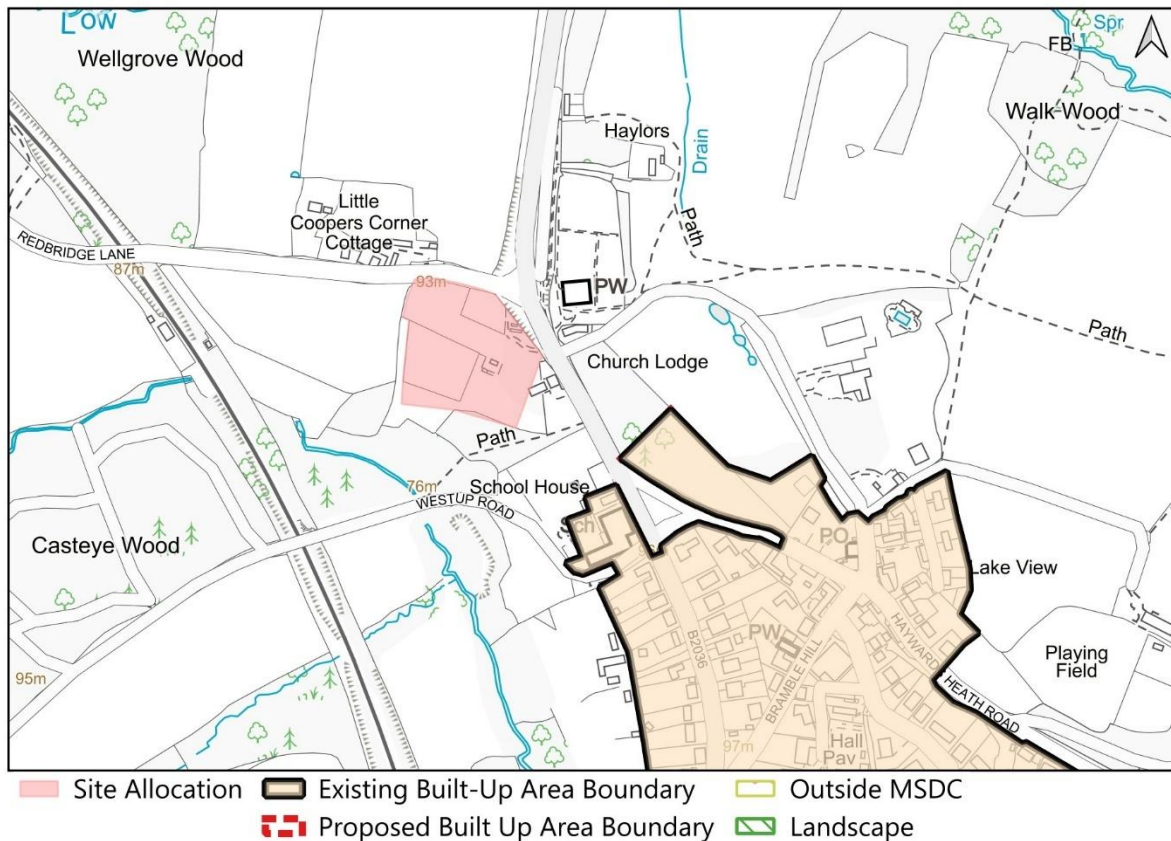
1. Provide suitable access from the A22 Lewes Road. The existing access road should be widened to accommodate two-way traffic from Lewes Road up to the site entrance. The final design will need to take account of the ancient woodland and ancient woodland buffers.
2. Conserve and enhance the High Weald 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.

Allocation	Housing		
SHELAA:	28	Settlement:	Balcombe
Gross Site Area (ha):	1.55	Number of Dwellings:	15
Infrastructure		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 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.

Allocation	Housing		
SHELAA:	165	Settlement:	Balcombe
Gross Site Area (ha):	6.2	Number of Dwellings:	20
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	

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

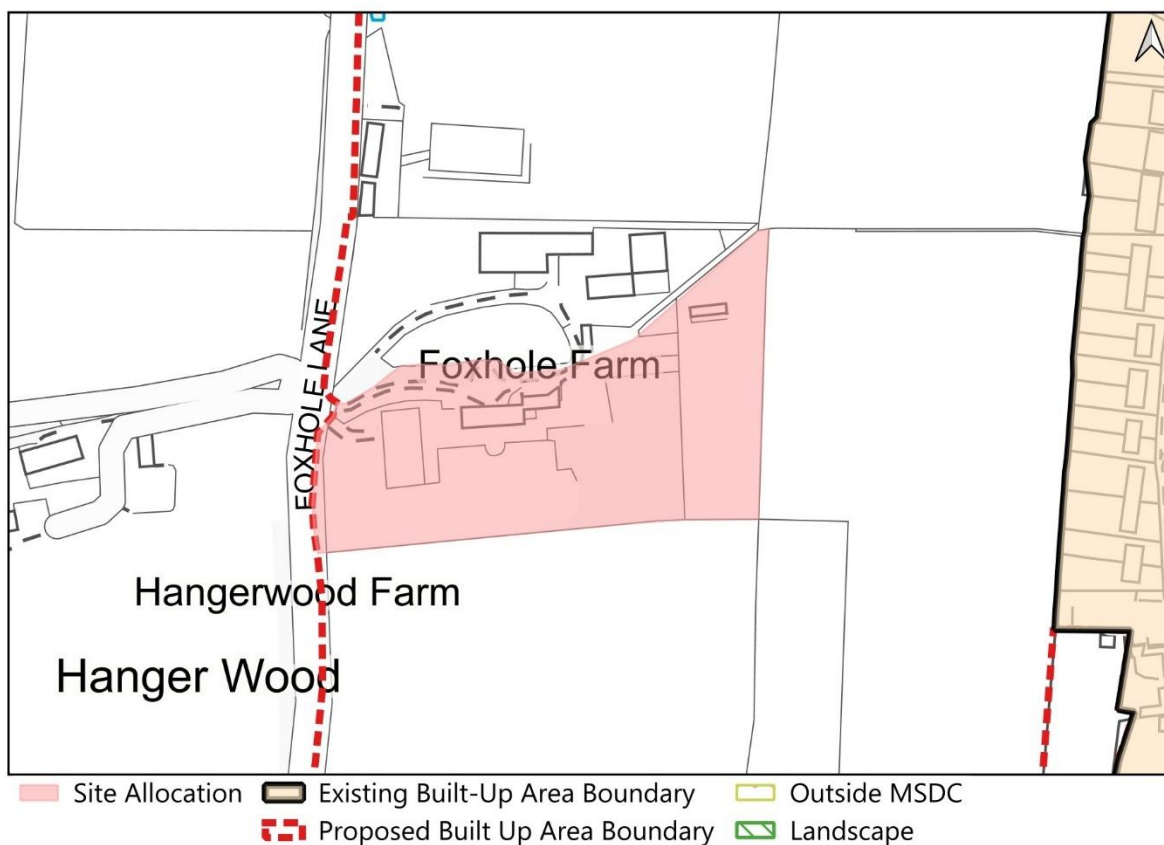
The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

Allocation	Housing		
SHELAA:	802	Settlement:	Bolney
Gross Site Area (ha):	1.5	Number of Dwellings:	20
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



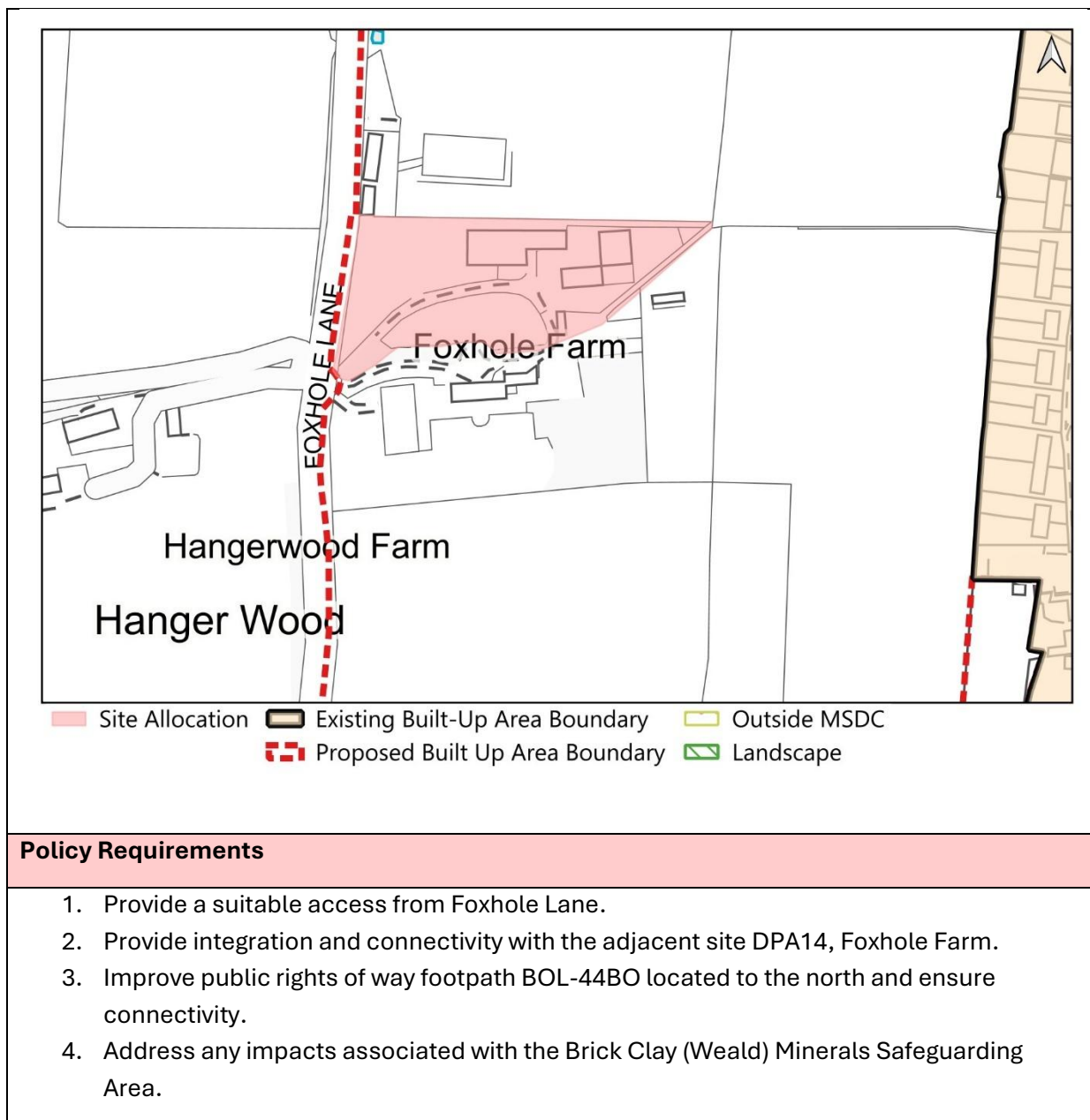
Policy Requirements

1. Provide a suitable access to the site from Foxhole Lane.
2. Provide integration and connectivity with the adjacent site DPA14, Foxhole Farm.
3. Improve public right of way footpath BOL-44BO located to the north of the site and ensure connectivity.
4. Enhance the traditional orchard having regard to the objectives of the West Sussex Local Nature Recovery Strategy.
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.

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.

Allocation	Housing		
SHELAA:	1191	Settlement:	Bolney
Gross Site Area (ha):	0.94	Number of Dwellings:	13
Infrastructure		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	

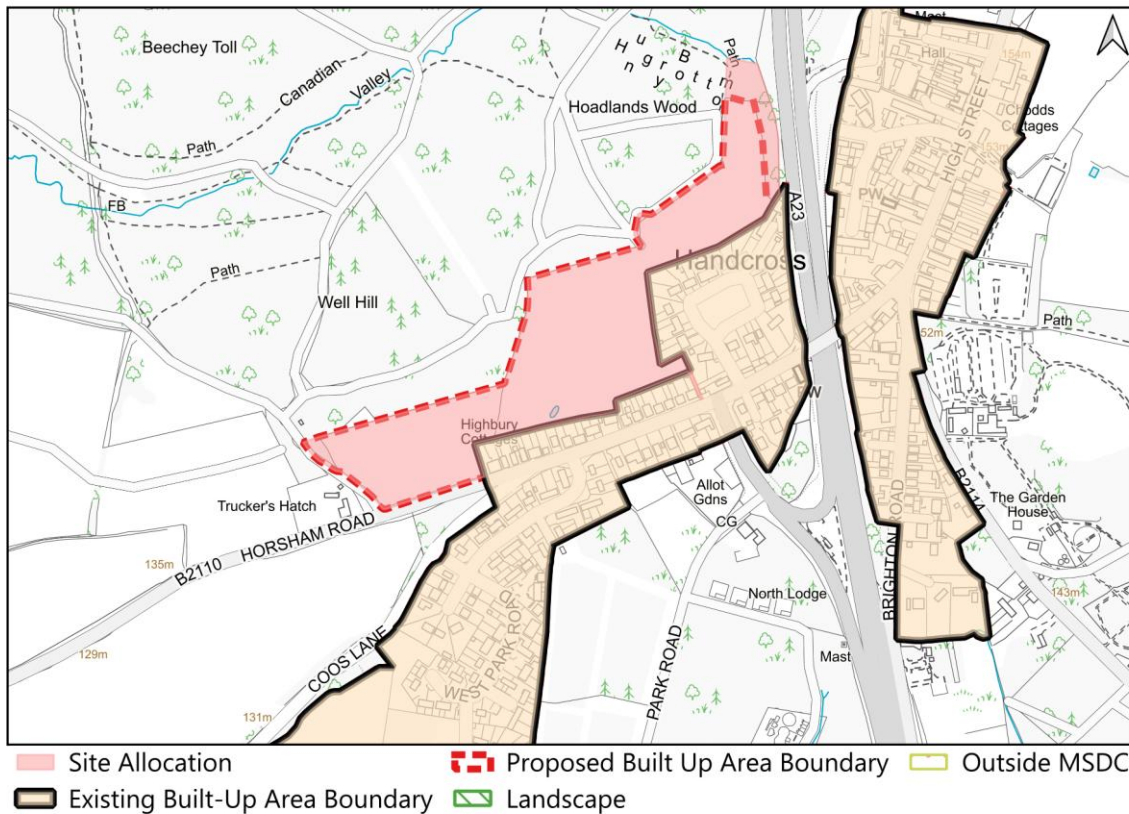


MM88: Land west of Truggers, Handcross

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.

Allocation	Housing		
SHELAA:	181	Settlement:	Handcross
Gross Site Area (ha):	6.64	Number of Dwellings:	105
Infrastructure		On-site:	
		Community buildings	

	• Bowling green (relocated and enlarged from existing location) • Allotments • Public open space • Natural, semi-natural and amenity green space • Play area (NEAP) Financial contributions towards the provision of: • Sustainable Transport • Education • Library • Local Community Infrastructure • Emergency services • Health • Other outdoor provision • Outdoor sports • Parks and Gardens Provision of: • Highway works • Sustainable transport measures
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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.

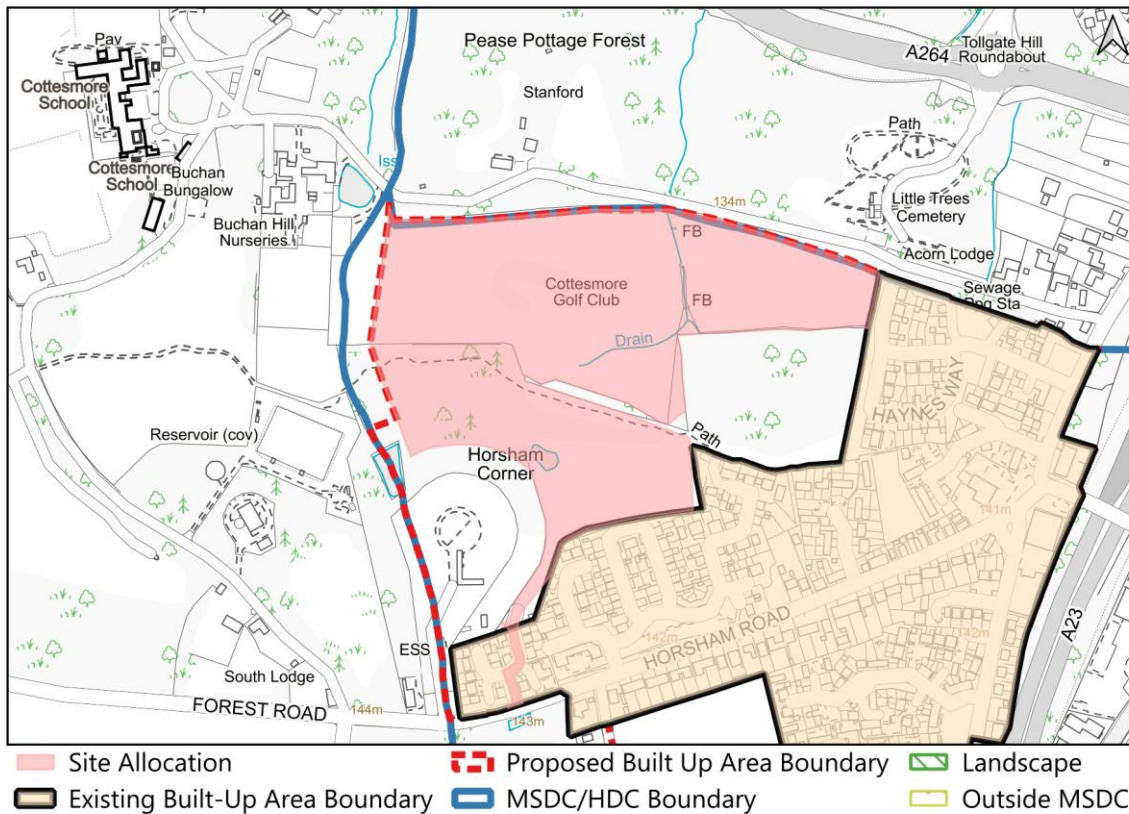
10. Consider and address any impacts to the TPO tree within the site to the rear of the former Royal Oak Public House.
11. Provide an appropriate buffer to the adjacent watercourse in the north of the site and ensure an appropriate interface with development. Enhance or restore the natural function of 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.

Allocation	Housing		
SHELAA:	1188	Settlement:	Pease Pottage

Gross Site Area (ha):	11.4	Number of Dwellings:	196
Infrastructure		On-site: • Natural, semi-natural and amenity green space • Play area 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 Provision of: • Highway works • Sustainable transport measures	



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.

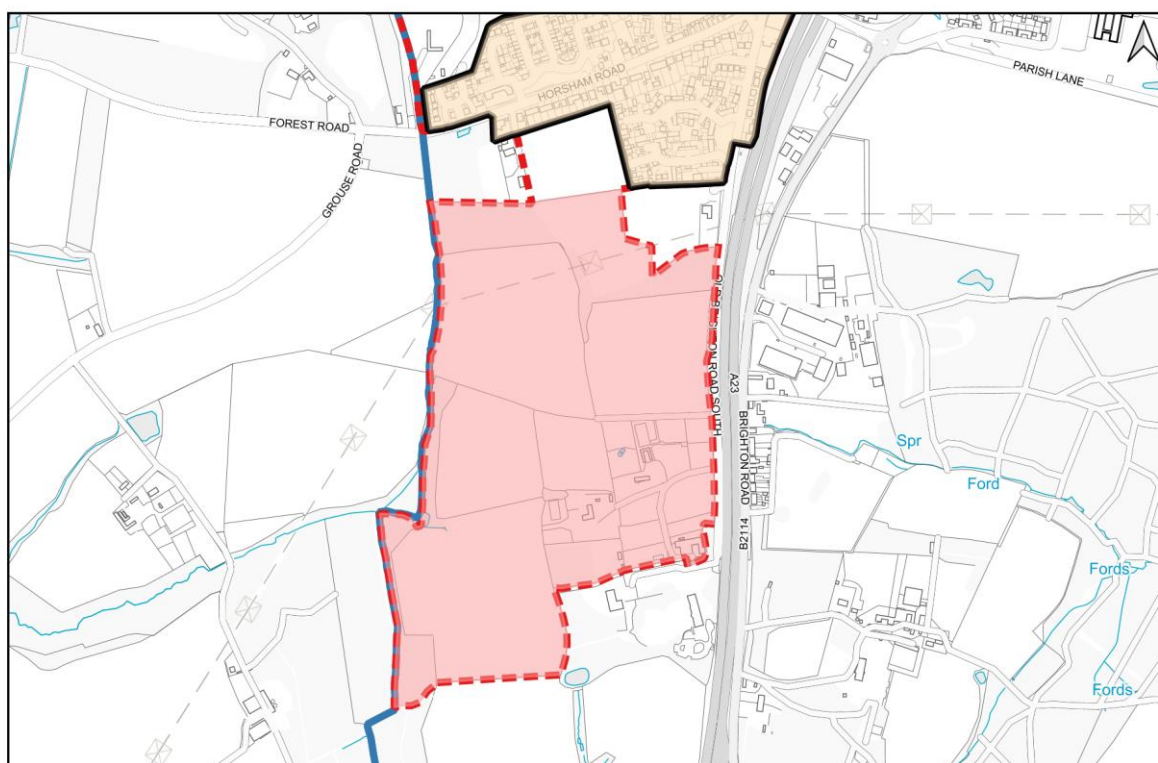
7. Consider any ponds within the site and the watercourse crossing the site in the site drainage strategy to avoid direct and indirect impacts and integrate them into the design of the scheme.
8. Ensure a suitable design, including lighting proposals, and take account of best practice to protect dark 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.

Allocation	Housing		
SHELAA:	603	Settlement:	Pease Pottage
Gross Site Area (ha):	38.93	Number of Dwellings:	700
Infrastructure		On-site: • Land and provision of full-day care nursery (Early Years) • Outdoor sports • Play area • Parks and Gardens • 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 Provision of: • Highway works • Sustainable transport measures
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- 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.

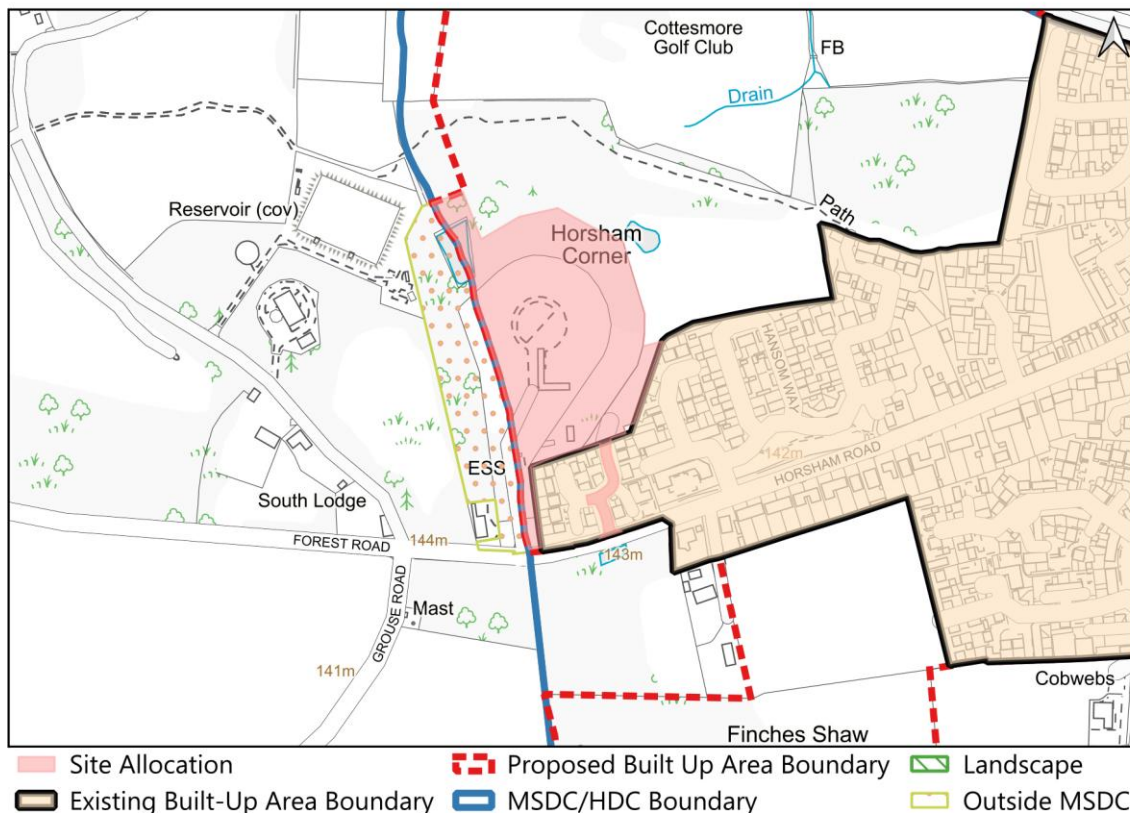
5. Retain the existing field pattern in the design and layout of the site and to identify the development parcels and street network as well as integrating and enhancing the existing field boundary vegetation.
6. Retain and strengthen the existing woodland connectivity on the western boundary of the 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.

Allocation	Housing and Employment		
SHELAA:	818	Settlement:	Pease Pottage
Gross Site Area (ha):	1.7	Number of Dwellings:	43
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

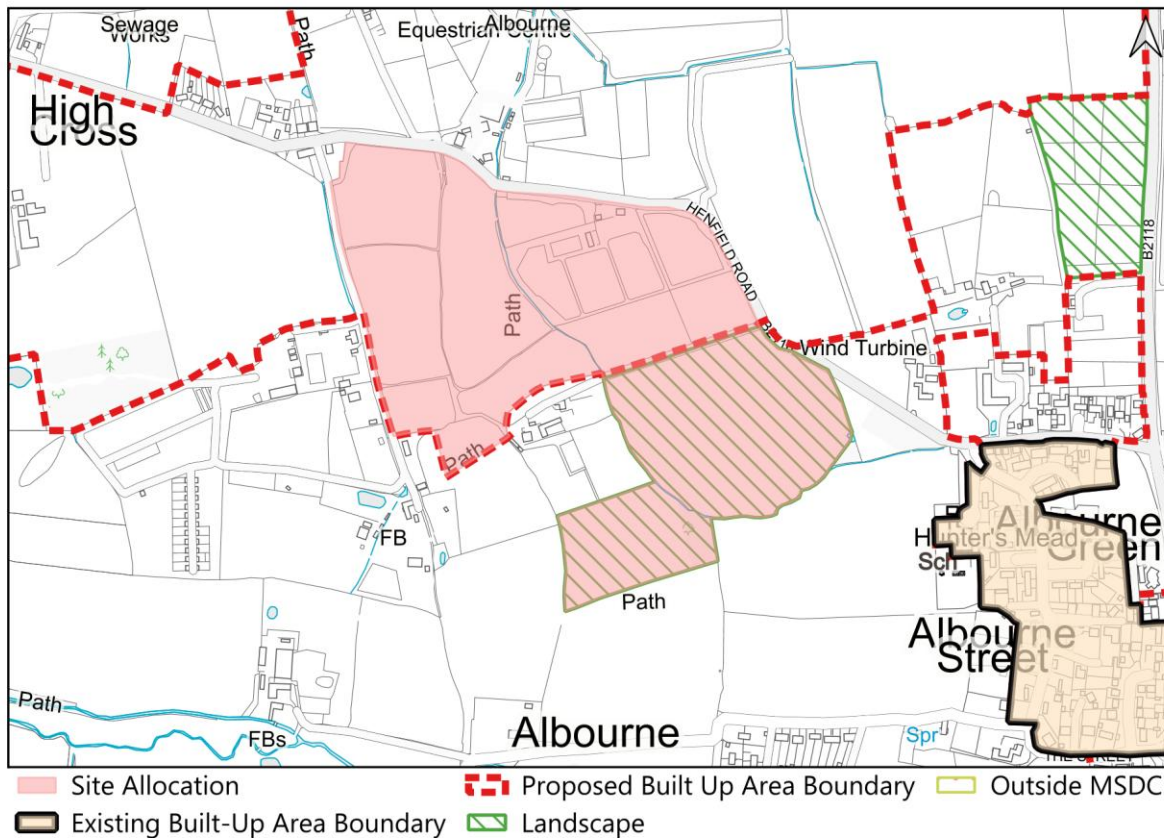
1. Provide suitable access from Horsham Road (in Horsham District).
2. Provide improvements to walking and cycling provisions along Horsham Road (approx. 200m) to allow access to the settlement.
3. Improve the existing public rights of way network including footpath COL/1545/2 to provide connections 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.

Allocation	Housing		
SHELAA:	1124	Settlement:	Sayers Common
Gross Site Area (ha):	21	Number of Dwellings:	325
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area - Outdoor sports - Parks and Gardens	
		Financial contributions towards the provision of:	
		- Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



Policy Requirements

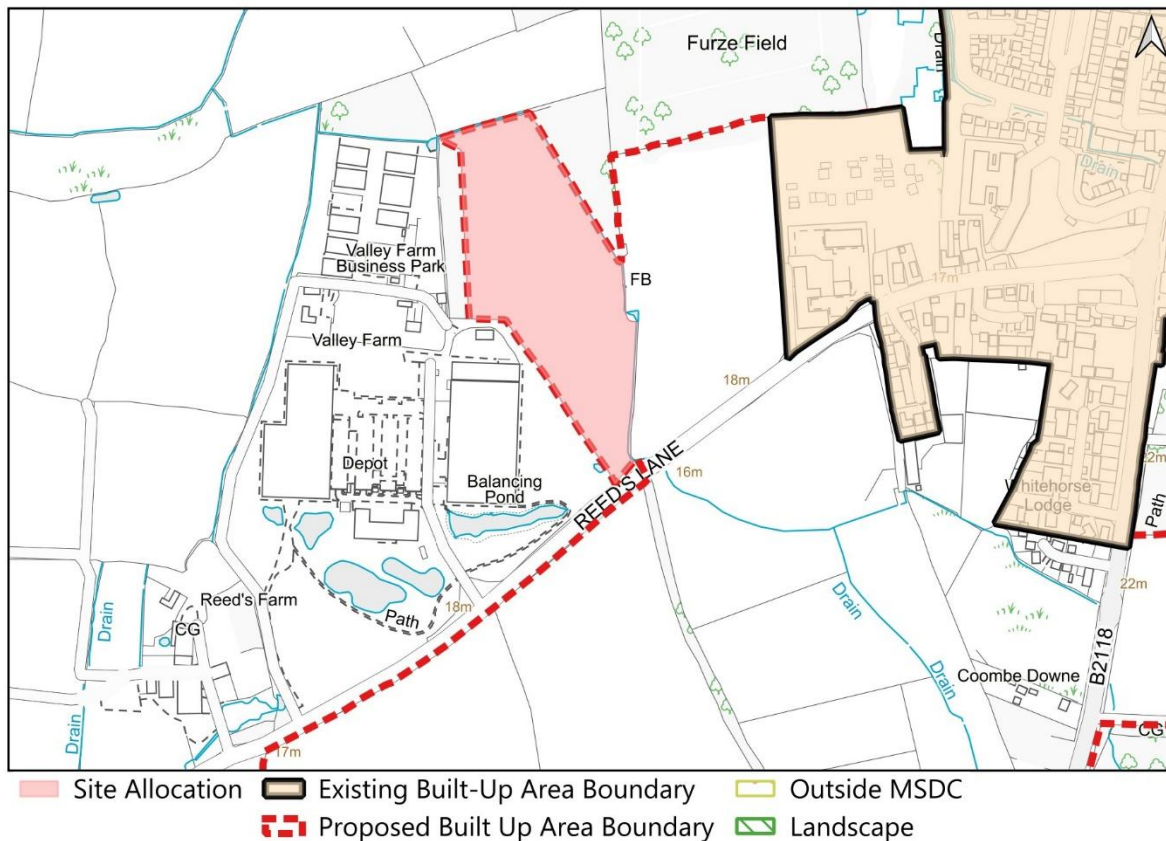
1. The development will ensure connectivity with DPSC3: Land to the south of Reeds Lane, including phasing of infrastructure, to ensure the site is not an isolated development and is part of the wider site.
2. Provide a suitable access to the site from the north and east along Henfield Road.
3. Provision 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.

Allocation	Housing		
SHELAA:	786	Settlement:	Sayers Common
Gross Site Area (ha):	3.62	Number of Dwellings:	75
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area	
		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 - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures - Gas reinforcement works	



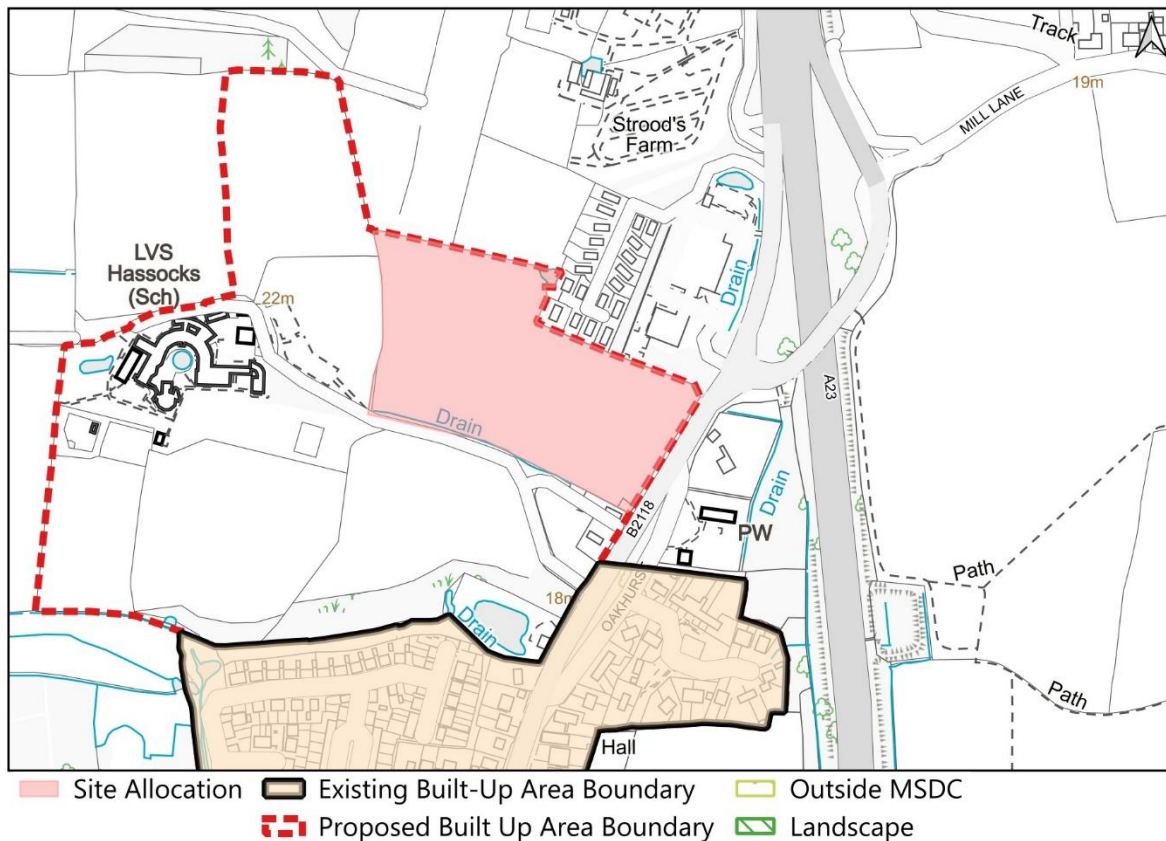
Policy Requirements

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.

Allocation	Housing		
SHELAA:	787	Settlement:	Sayers Common
Gross Site Area (ha):	3.5	Number of Dwellings:	75
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area	
		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 - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures - Gas reinforcement works	



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.