

Sustainability Appraisal

Main Modifications Report

July 2026

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Non-Technical Summary

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

Impact significance	Impact symbol
Major negative impact on the sustainability objective	---
Minor negative impact on the sustainability objective	-
Negligible or no impact on the sustainability objective	0
Uncertain whether impacts would be positive or adverse	+ / -
Minor positive impact on the sustainability objective	+
Major positive impact on the sustainability objective	++
Modification has no impact on the sustainability objective	/

- NTS4. Main Modifications relate to:
- Housing Need and Housing Provision
 - District Plan Review Policies
 - New Site Appraisals

Housing Need and Housing Provision

- NTS5. The Submission Sustainability Appraisal concluded that a housing provision of 1,090dpa was the most sustainable.
- NTS6. At the examination, it was concluded that the Council should test an overall housing target in the range of 1,200 to 1,300 dpa, which will include a substantial component for the unmet housing needs of Crawley and having some regard to the south coast. A re-appraisal has taken place based on the evidence presented at the hearings.
- A) 1,000dpa** – To meet MSDC housing needs only.
- B) 1,200dpa** – To meet MSDC housing needs and 50% of Crawley Borough Council's unmet housing needs.
- C) 1,300dpa** – To meet MSDC housing needs and 100% of Crawley Borough Council's unmet housing needs.
- D) 1,450dpa** – To meet MSDC housing needs and North West Sussex Housing Market Area unmet housing needs in full.
- NTS7. In the light of the sustainability criteria, the “key criteria” and tests in the NPPF related to sustainable development, the Council has judged that option (c) – 1,300 dwellings per annum is

the preferred option. Whilst options (b) and (c) perform similarly, on the basis that option (c) meets a higher level of unmet need (which is a key criteria and a national priority, the Council concludes that this is the preferred option. It best strikes the balance between the positive impacts likely to arise whilst minimising negative impacts.

District Plan Review Policies

NTS8. The following table sets out the implications for the Sustainability Appraisal arising from the Main Modifications:

Ref	Policy	Sustainability Appraisal - Status
DPS1	Climate Change	Main Modifications – Reappraisal Required
DPS2	Sustainable Design and Construction	Main Modifications – Reappraisal Required
DPS3	Renewable and Low Carbon Energy Schemes	Main Modifications – Reappraisal Required
DPS4	Flood Risk and Drainage	Main Modifications – Reappraisal Required
DPS5	Water Neutrality	Policy Deleted – Reappraisal Required
DPS6	Health and Wellbeing	Minor Modifications – No Reappraisal Required
DPN1	Biodiversity, Geodiversity and Nature Recovery	Minor Modifications – No Reappraisal Required
DPN2	Biodiversity Net Gain	Main Modifications – Reappraisal Required
DPN3	Green and Blue Infrastructure	Minor Modifications – No Reappraisal Required
DPN4	Trees, Woodland and Hedgerows	Minor Modifications – No Reappraisal Required
DPN5	Historic Parks and Gardens	No Change – No Reappraisal Required
DPN6	Pollution	No Change – No Reappraisal Required
DPN7	Noise Impacts	Minor Modifications – No Reappraisal Required
DPN8	Light Impacts and Dark Skies	Main Modifications – Reappraisal Required
DPN9	Air Quality	Main Modifications – Reappraisal Required
DPN10	Land Stability and Contaminated Land	No Change – No Reappraisal Required
DPC1	Protection and Enhancement of the Countryside	Minor Modifications – No Reappraisal Required
DPC2	Preventing Coalescence	Minor Modifications – No Reappraisal Required
DPC3	New Homes in the Countryside	Minor Modifications – No Reappraisal Required
DPC4	High Weald Area of Outstanding Natural Beauty	Minor Modifications – No Reappraisal Required
DPC5	Setting of the South Downs National Park	Minor Modifications – No Reappraisal Required
DPC6	Ashdown Forest SPA and SAC	Main Modifications – Reappraisal Required
DPB1	Character and Design	Main Modifications – Reappraisal Required
DPB2	Listed Buildings and Other Heritage Assets	Minor Modifications – No Reappraisal Required
DPB3	Conservation Areas	No Change – No Reappraisal Required
DPB4	Aerodrome Safeguarding Requirements (Air Safety)	Minor Modifications – No Reappraisal Required
DPT1	Placemaking and Connectivity	Main Modifications – Reappraisal Required
DPT2	Rights of Way and Other Recreational Routes	Minor Modifications – No Reappraisal Required
DPT3	Active and Sustainable Travel	Minor Modifications – No Reappraisal Required

DPT4	Parking and Electric Vehicle Charging Infrastructure	Minor Modifications – No Reappraisal Required
DPT5	Off-Airport Car Parking	No Change – No Reappraisal Required
DPE1	Sustainable Economic Development	Minor Modifications – No Reappraisal Required
DPE2	Existing Employment Sites	Main Modifications – Reappraisal Required
DPE3	Employment Allocations	
DPE4	Town and Village Centre Development	Minor Modifications – No Reappraisal Required
DPE5	Within Town and Village Centre Boundaries	Minor Modifications – No Reappraisal Required
DPE6	Development within Primary Shopping Areas	Minor Modifications – No Reappraisal Required
DPE7	Smaller Village and Neighbourhood Centres	No Change – No Reappraisal Required
DPE8	Sustainable Rural Development and the Rural Economy	Minor Modifications – No Reappraisal Required
DPE9	Sustainable Tourism and the Visitor Economy	Minor Modifications – No Reappraisal Required
DPH1	Housing	Main Modifications – Reappraisal Required
DPH2	Sustainable Development – Outside the Built-up Area	Minor Modifications – No Reappraisal Required
DPH3	Sustainable Development – Inside the Built-up Area	No Change – No Reappraisal Required
DPH4	Older Persons' Housing and Specialist Accommodation	Main Modifications – Reappraisal Required
DPH5	Gypsies, Travellers and Travelling Showpeople	Main Modifications – Reappraisal Required
DPH6	Self and Custom Build Housing	Main Modifications – Reappraisal Required
DPH7	Housing Mix	Minor Modifications – No Reappraisal Required
DPH8	Affordable Housing	Main Modifications – Reappraisal Required
DPH9	First Homes	No Change – No Reappraisal Required
DPH10	Rural Exception Sites	No Change – No Reappraisal Required
DPH11	Dwelling Space Standards	No Change – No Reappraisal Required
DPH12	Accessibility	Main Modifications – Reappraisal Required
DPSC GEN	Significant Sites Requirements	Main Modifications – Reappraisal Required
DPSC1	Land to the West of Burgess Hill / North of Hurstpierpoint	Main Modifications – Reappraisal Required
DPSC2	Land at Crabtree Park	Main Modifications – Reappraisal Required
DPSC3	Land to the South of Reeds Lane, Sayers Common	Main Modifications – Reappraisal Required
DPSC4	Land at Chesapeake and Meadow View, Sayers Common	Minor Modifications – No Reappraisal Required
DPSC5	Land at Coombe Farm, Sayers Common	Main Modifications – Reappraisal Required
DPSC6	Land to the West of Kings Business Centre	Minor Modifications – No Reappraisal Required
DPSC7	Land at LVS Hassocks, Sayers Common	Minor Modifications – No Reappraisal Required
DPA1	Batchelors Farm, Keymer Road, Burgess Hill	Minor Modifications – No Reappraisal Required

DPA2	Land at South of Appletree Close, Burgess Hill	Main Modifications – Reappraisal Required
DPA3	Burgess Hill Station, Burgess Hill	Main Modifications – Reappraisal Required
DPA3a	Allotment Site – Nightingale Lane, Burgess Hill	Minor Modifications – No Reappraisal Required
DPA4	Land off West Hoathly Road, East Grinstead	Minor Modifications – No Reappraisal Required
DPA5	Land at Hurstwood Lane, Haywards Heath	No Change – No Reappraisal Required
DPA6	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	No Change – No Reappraisal Required
DPA7	Land east of Borde Hill Lane, Haywards Heath	Main Modifications – Reappraisal Required
DPA8	Orchards Shopping Centre, Haywards Heath	Minor Modifications – No Reappraisal Required
DPA9	Land to west of Turners Hill Road, Crawley Down	Main Modifications – Reappraisal Required
DPA10	Hurst Farm, Turners Hill Road, Crawley Down	Minor Modifications – No Reappraisal Required
DPA11	Land rear of 2 Hurst Road, Hassocks	Minor Modifications – No Reappraisal Required
DPA12	Land west of Kemps, Hurstpierpoint	Minor Modifications – No Reappraisal Required
DPA13	The Paddocks, Lewes Road, Ashurst Wood	Minor Modifications – No Reappraisal Required
DPA14	Land at Foxhole Farm, Bolney	Main Modifications – Reappraisal Required
DPA15	Ham Lane Farm House, Ham Lane, Scaynes Hill	Main Modifications – Reappraisal Required
DPA16	Land west of North Cottages and Challoners, Cuckfield Road, Ansty	Minor Modifications – No Reappraisal Required
DPA17	Land to the west of Marwick Close, Bolney Road, Ansty	Minor Modifications – No Reappraisal Required
DPA18	Land at Byanda, Hassocks	No Change – No Reappraisal Required
DPA19	Land at Hyde Lodge, Handcross	No Change – No Reappraisal Required
DPI1	Infrastructure Provision	No Change – No Reappraisal Required
DPI2	Planning Obligations	Minor Modifications – No Reappraisal Required
DPI3	Major Infrastructure Projects	Minor Modifications – No Reappraisal Required
DPI4	Communications Infrastructure	No Change – No Reappraisal Required
DPI5	Open Space, Sport and Recreational Facilities	Minor Modifications – No Reappraisal Required
DPI6	Community and Cultural Facilities and Local Services	Main Modifications – Reappraisal Required
DPI7	Water and Wastewater Infrastructure	Main Modifications – Reappraisal Required
DPI8	Viability	Main Modifications – Reappraisal Required

NTS9. A number of policies are unaffected, i.e. do not require further appraisal, as they are unchanged or are subject only to minor changes that do not distinctly change the policy. However, a number of policies have had more significant modifications proposed so are re-appraised.

NTS10. Overall, the Main modifications largely show no impact on the objectives. From the scores that have changed as a result of the Main Modifications, the majority are shown to have a more positive impact compared to the policies appraised at Submission Stage. The Sustainability

Appraisal therefore concludes that the District Plan policies, inclusive of their Main Modifications, contribute towards sustainable development and are the most effective policies to do so, given all realistic alternatives.

New Site Appraisals

NTS11. At Submission Stage, the Sustainability Appraisal documented the performance of a range of housing sites against the sustainability objectives. It appraised all sites that had reached Stage 3 of the Site Selection Methodology.

NTS12. This Sustainability Appraisal adds to this by including sites now reaching Stage 3 as a result of the revised methodology (MS-12). It also includes any new sites submitted to the Council post-Submission that reach Stage 3.

NTS13. The following table sets out the implications for the Sustainability Appraisal for each site on an individual basis:

Site Reference	Site Address	Settlement	Social				Environmental								Economic	
			1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
775	Grange View House, London Road, Albourne	Albourne	+	-	-	+	+	0	0	-	0	+	-	-	++	0
789	Phase 1 Swallows Yard, London Road, Albourne	Albourne	+	+	0	+	+	-	0	-	0	+	-	-	++	+
1173	Land east of London Road	Albourne	++	-	0	++	0	-	0	-	0	+	--	-	++	+
1178	Land north of Henfield Road	Albourne	+	+	0	++	0	-	0	-	0	+	-	-	++	+
1175	Land at Brambletye School, Lewes Road	Ashurst Wood	+	-	-	++	+	-	0	-	0	+	-	-	++	+
165	Land south of Oldlands Avenue (Vintens Nursery), Balcombe	Balcombe	+	+	-	++	0	-	-	-	0	++	-	-	++	+
28	Area south of Redbridge Lane at junction with London Road, Balcombe	Balcombe	+	+	0	++	+	-	0	-	0	++	-	-	++	+

25	The Walled Garden, behind the Scout Hut, London Road, Balcombe	Balcombe	+	+	+	+	+	-	0	-	0	++	0	-	+	+
802	Foxhole Farm Buildings, Foxhole Lane, Bolney	Bolney	+	-	-	+	+	-	0	0	0	+	-	-	-	+
1191	Land north of Foxhole Farm buildings	Bolney	+	-	-	+	+	-	0	0	0	+	-	-	-	+
1105	Land east and west of Malthouse Lane	Burgess Hill	++	-	+	0	--	--	0	-	0	++	--	-	++	++
990	Courthouse Farm Copthorne Common Road Copthorne	Copthorne	+	+	0	+	0	-	0	0	0	+	-	-	++	+
686	Land to the rear of The Martins (south of Hophurst Lane), Crawley Down	Crawley Down	++	+	-	+	-	-	-	-	0	+	--	-	++	+
961	1-5 Queens Walk and 22-26 London Road, East Grinstead	East Grinstead	++	+	++	++	0	+	0	0	0	++	-	0	++	0
1024	Land at Brook House Farm, Turners Hill Road East Grinstead	East Grinstead	+	+	-	+	0	-	0	-	0	++	-	-	++	+
1060	Land north of Hill Place Farm Buildings, Turners Hill Road, East Grinstead	East Grinstead	+	+	-	+	+	-	0	0	0	++	-	0	++	0

1181	Land east of West Hoathly Road, East Grinstead	East Grinstead	+	+	+	++	+	-	0	-	0	+	-	-	-	+
181	Land west of Truggers, Handcross	Handcross	++	+	-	+	+	-	--	-	0	+	--	-	++	+
1137	Land west of Ockley Lane	Hassocks	++	+	-	0	-	--	0	-	0	0	--	-	0	+
680	Field rear of North Colwell Barn, Lewes Road, Haywards Heath	Haywards Heath	+	+	+	0	+	-	0	0	0	+	0	-	++	+
844	Land at North Colwell Farm, Lewes Road, Haywards Heath	Haywards Heath	++	0	-	0	0	-	0	0	0	0	-	-	+	+
988	Land to the North of Old Wickham Lane Haywards Heath	Haywards Heath	+	+	+	+	0	-	0	0	0	++	-	-	++	+
1136	Land at Lunce's Hill, Fox Hill	Haywards Heath	+	+	-	0	-	-	0	0	0	+	-	-	0	+
575	Land north east of Hurstpierpoint	Hurstpierpoint	++	-	-	-	-	-	0	-	0	+	--	-	+	+
19	Land east of College Lane, Hurstpierpoint	Hurstpierpoint	+	-	-	0	-	-	0	-	-	-	-	-	-	+
582	South of Hurst Wickham Barn, College Lane, Hurstpierpoint	Hurstpierpoint	+	+	-	+	+	-	0	-	0	+	0	-	+	+

1075	Land north of Willow Way and Talbot Mead, Cuckfield Road Road Hurstpierpoint	Hurstpierpoint	++	+	0	++	-	-	0	-	0	-	--	-	-	+
1172	Land to the south of Hurst Wickham Barn, College Lane	Hurstpierpoint	+	+	-	+	-	-	0	-	0	+	-	-	+	+
29	Land off Snowdrop Lane, Lindfield, Haywards Heath	Lindfield	+	+	+	0	0	-	0	0	0	+	-	-	+	+
1006	Land to the north of Lyoth Lane, Lindfield	Lindfield	+	+	++	+	+	-	0	0	0	+	-	-	++	+
818	Land north of the Former Golf House, Horsham Road, Pease Pottage	Pease Pottage	+	+	0	0	+	+	-	-	0	+	-	-	0	+
603	Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage	Pease Pottage	++	-	-	0	+	-	-	-	0	+	--	-	0	+
1188	Land at Pease Field, Pease Pottage	Pease Pottage	++	+	0	0	+	0	-	-	0	+	--	-	0	+
786	Land east of Avtrade, Reeds Lane, Sayers Common	Sayers Common	+	-	-	+	-	-	0	0	0	+	-	-	+	+
787	Land at Kingsland Lodge, London Road, Sayers Common	Sayers Common	+	-	-	+	+	-	0	0	0	+	-	-	++	+

1124	West House Farm, Henfield Road	Sayers Common	++	+	+	+	-	-	0	0	0	+	--	-	++	+
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- NTS14. Overall, this Sustainability Appraisal reaches the same conclusion as at Submission Stage. Positive impacts are anticipated on social and economic objectives, and negative impacts on environmental objectives. The positives outweigh the negatives, and mitigation (through policies in the District Plan) will minimise negative impacts.
- NTS15. Therefore, when appraising the development scenario and considering reasonable alternatives, the development scenario performs well and demonstrates that sustainable development can be achieved.

Conclusion

- NTS16. The Main Modifications Sustainability Appraisal has considered the overall impact of delivering a higher housing requirement (1,300 dpa) and identified that, whilst there are likely to be negative environmental impacts, there are policies within the District Plan that will help to minimise these. There are positive social benefits likely to arise, particularly the very positive impact of providing new homes to meet need and provision of new social infrastructure such as education, health and community facilities. The same conclusion was reached at Regulation 19 stage; the increased housing requirement and additional site allocations has not altered this conclusion.
- NTS17. The District Plan policies were re-appraised where a Main Modification had been made. As a result of this, the SA confirms that for the vast majority of these policies, the modifications resulted in no impact to their effects against the sustainability objectives. Where changes to the appraisal scores did occur, most indicated more positive sustainability effects compared with those identified at the Submission stage.
- NTS18. In relation to sites, these have been assessed on an individual basis as well as reviewing the impacts in-combination with one another. The Sustainability Appraisal concludes that the development scenario performs well against the Sustainability Appraisal objectives and will likely contribute towards sustainable development when compared to alternative approaches.

1. Introduction

- 1.1 This document comprises the latest iteration of the Sustainability Appraisal (incorporating a Strategic Environmental Assessment – SEA) for the Mid Sussex District Plan 2021 - 2040.
- 1.2 The District Plan sets out a vision for how Mid Sussex wants to evolve and acts as a delivery strategy for how that will be achieved. It will cover the period up to 2040 and will replace the majority of the Mid Sussex District Plan which was adopted in 2018.
- 1.3 A Sustainability Appraisal and SEA must be prepared alongside plans and programmes, such as the District Plan, at each significant stage of production in order to demonstrate how social, environmental and economic issues have been considered during the production of the plan with the aim of contributing to the achievement of sustainable development. The following stages of the District Plan have been accompanied by a Sustainability Appraisal (incorporating SEA):
 - Regulation 18 Sustainability Appraisal (November 2022)
 - Regulation 19 Sustainability Appraisal (January 2024)
- 1.4 Following Submission of the District Plan for examination in July 2024, hearing sessions took place between February 2026 and March 2026. Discussions during the Hearings and correspondence between the Inspector and the Council resulted in changes to the District Plan's housing requirement, the inclusion of additional sites to meet the new housing requirement and modifications to the wording of policies. The Inspector has suggested modifications are required to the Submission plan in order to make the plan legally compliant and 'sound'.
- 1.5 The District Council has prepared a schedule of Main Modifications setting out the changes required to make the District Plan legally compliant and 'sound'.
- 1.6 Planning Practice Guidance states that "If the plan-making body assesses that necessary changes are significant, and were not previously subject to sustainability appraisal, then further sustainability appraisal may be required and the sustainability appraisal report should be updated and amended accordingly." (11-023-20140306).
- 1.7 In accordance with guidance, the modifications are now subject to public consultation for a period of 6 weeks. To accompany the schedule, the Sustainability Appraisal/SEA has been updated to appraise the impacts of the modifications in accordance with the PPG. This is also subject to consultation.
- 1.8 Section 2: Methodology explains the process used to appraise the modifications against the Sustainability Framework. As the Sustainability Appraisal is an iterative process, any information published in the Regulation 19 Sustainability Appraisal that remains relevant and/or up to date has not been repeated here. This report only appraises the modifications made to the Plan during examination – inclusive of housing need and provision, additional proposed site allocations, and policy wording. **This report should therefore be read in conjunction with the Regulation 19 Submission Sustainability Appraisal.**

2. Methodology

- 2.1 The main objective of appraising strategy and policy options is to highlight the different advantages and disadvantages of each option, with the aim of showing that the preferred policy option is the most sustainable option, given all reasonable alternatives. Symbols, alongside explanatory text, are used to record the performance of each option against each objective in the sustainability framework.
- 2.2 The Regulation 18 consultation draft Sustainability Appraisal undertook this task and was consulted upon. The Regulation 19 consultation draft Sustainability Appraisal updated and amended the appraisals following comments received during consultation (as it is an iterative process) and was consulted upon alongside the Submission District Plan. These updated appraisals addressed factual errors (taking into account new evidence submitted to justify the appraisal scoring), any change in legislation/policy that has occurred since the previous round of consultation, as well as assessing any further alternative options that were put forward at each stage.
- 2.3 This report appraises the Main Modifications made to the District Plan that are required in order to make it legally compliant and 'sound'. Sections 3-5 test the modifications to the housing needs and housing provision, policies and sites against the Sustainability Framework. The Sustainability Framework including the Sustainability Appraisal objectives, appraisal criteria and monitoring indicators were used to assess the spatial options, policies and site allocations in the previous Sustainability Appraisal consultation drafts and are set out below. These have not changed since the previous version of the SA.

Table 1: Sustainability Appraisal objectives, appraisal criteria and monitoring indicators for Mid Sussex

SA receptor	SA objective	Appraisal question: will the approach / proposal help to...	Monitoring indicators
Human Health; Population; Material Assets	1 Housing: To ensure that everyone has the opportunity to live in a home for their need and which they can afford.	1.1. Meet the housing requirement of the whole community, including of older people? 1.2. Deliver a range of type, tenures and mix of homes the District needs over the plan period? 1.3. Increase the supply of affordable homes? 1.4. Provide for the housing need of an ageing population? 1.5. Meet Gypsy and Traveller accommodation needs?	Housing completions (net). Affordable housing completions (gross). Affordable housing contributions received. Number of households on the housing needs register. Number of households accepted as full homeless. House price to earnings ratio. Net additional Gypsy and Traveller pitches. Number of C2 provision.

Biodiversity; Flora; Fauna; Human Health; Population; Material Assets	2	Health and wellbeing: To maintain and improve access to health, leisure and open space facilities and reduce inequalities in health.	2.1. Provide for additional facilities to support the need of new and growing communities? 2.2. Improve access to health care facilities and social care services? 2.3. Promote health and encourage healthy lifestyle by maintaining, connecting, creating and enhancing multifunctional open spaces, green infrastructure, and recreation and sport facilities? 2.4. Promote healthy lifestyle choices by encouraging and facilitating walking and cycling? 2.5. Support special needs and an ageing population? 2.6. Increase access to leisure and open space facilities including in the countryside? 2.7. Provide a range of play space for children and young people?	Number of applications resulting in new, extended or improved health Facilities. Number of households within a 15 minute walk (approx. 1.2km) from GP surgery / health centre / hospital. Number of households within 300m of leisure and open space facilities (as defined in the Open Space study). Hectares of accessible open space per 1,000 population. Financial contributions towards leisure facilities received. Financial contributions towards health received. Amount of additional community facilities delivered. Percentage of population not in good health.
Human Health; Population; Material Assets	3	Education: To maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and improve access to educational facilities	3.1. Improve qualifications and skills of young people and adults? 3.2. Provide an adequate range of education and childcare facilities? 3.3. Contribute to meeting primary, secondary and post 19 education needs?	Percentage of population of working age qualified to at least NVQ level 3 (or equivalent). Percentage of adults with poor literacy and numeracy skills. Number of households within a 15 minute walk (approx. 1.2km) from a Primary School.
Human Health; Population; Material Assets	4	Community and crime: To create safe and crime resistant communities encourage social cohesion and reduce	4.1. Reduce crime / fear of crime and anti social activity? 4.2. Promote design that discourages crime? 4.3. Promote sustainable mixed-use environments?	All crime – number of crimes per 1000 residents per annum. Number of domestic burglaries per 1,000 households.

		inequalities. Promote integration within existing town/village and retain their separate identities.	4.4. Improve access to community facilities? 4.5. Maintain existing community facilities and encourage the delivery of new ones?	Number of dwellings permitted more than 150m from a built-up area boundary. Number of households within a 15 minute walk (approx. 1.2km) from community facilities (e.g., community hall, place of worship, library). Number of applications resulting in a loss of community facilities (e.g., shop, pub, place of worship, etc.).
Climatic Factors; Human health; Biodiversity; Flora; Fauna; Material Assets; Water	5	Flooding and surface water: To reduce the risk to people, properties, the economy and the environment of flooding from all sources	5.1. Minimise inappropriate development in areas prone to flood risk and areas prone to increasing flood risk elsewhere, taking into account the impacts of climate change? 5.2. Promote the use of Natural Flood Management schemes, SuDS and flood resilient design? 5.3. Incorporate sustainable design and construction techniques?	Percentage of the District that is within Flood Zone 2/Flood Zone 3. Number of properties at risk from flooding, as defined by the Environment Agency. Number of planning applications approved contrary to advice given by the Lead Local Flood Authority/EA on flood risk/flood defence grounds. Number of developments with sustainable drainage systems.
Soil; Material Assets	6	Natural resources: To improve efficiency in land use through the re use of previously developed land and existing buildings, including reuse of materials from buildings, and encourage urban renaissance.	6.1. Support the redevelopment of previously developed land? 6.2. Make best use of land? 6.3. Encourage the construction of more sustainable homes? 6.4. Minimise the loss of open countryside to development? 6.5. Minimise the loss of the best and most versatile agricultural land to development?	Percentage of new and converted homes developed on brownfield land. Percentage of new employment floorspace on previously developed land. Average density of new housing developments. Amount of Best and Most Versatile Agricultural Land (Grades 1, 2 and 3a) lost to development.

			6.6. Maintain and enhance soil quality?	Amount of empty homes.
Biodiversity; Flora; Fauna	7	Biodiversity and geodiversity: To conserve and enhance the District's biodiversity and geodiversity	7.1. Avoid adverse effects on internationally and nationally designated biodiversity and geodiversity assets within and outside the District? 7.2. Avoid adverse effects on locally designated biodiversity and geodiversity assets within and outside the District, including ancient woodland? 7.3. Seek to protect and enhance ecological networks, promoting the achievement of net gain where possible, whilst taking into account the impacts of climate change? 7.4. Provide and manage the opportunities for people to come into contact with wildlife whilst encouraging respect for and raising awareness of the sensitivity of biodiversity?	Number and area of Local Wildlife Site (LWS) and Local Nature Reserve (LNR) within the District. Area of ancient woodland within the District. Condition of internationally and nationally important wildlife and geological sites (Sites of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Area of Conservation (SAC) & Ramsar). Number of planning applications approved contrary to advice given by Natural England on biodiversity issues. Number of dwellings permitted within the 7km Zone of Influence (SPA). Capacity of Suitable Accessible Natural Greenspace (SANG). Net gain in biodiversity.
Landscape; Cultural Heritage; Architectural and Archaeological Heritage	8	Landscape: To protect, enhance and make accessible for enjoyment, the District's countryside and ensure no harm to protected landscapes, maintaining and strengthening local distinctiveness and sense of place	8.1. Conserve and enhance the High Weald AONB? 8.2. Conserve and enhance the settings of the South Downs National Park? 8.3. Protect and enhance settlements and their settings within the landscape across the district? 8.4. Protect and enhance landscape character? 8.5. Promote high quality design in context with its rural and urban landscape?	Open spaces managed to green flag standard. Number of applications approved contrary to advice from the High Weald AONB unit or the South Downs National Park Authority. Amount of new development (units) within the High Weald AONB. Number of households within 300m of multi-functional green space (as defined in the Mid

			8.6. Maintain and where possible increase accessibility to the countryside and more generally to open spaces?	Sussex Assessment of Open Space). Hectares of accessible open space per 1000 population. Amount of rights of way. Number of new dwellings approved on low/negligible sites in the Plan. Area as identified in the Landscape Capacity Study.
Cultural Heritage; Architectural and Archaeological Heritage	9	Cultural heritage: To protect, enhance and make accessible for enjoyment, the District's historic environment.	9.1. Protect, enhance and restore buildings, monuments, sites, places, areas and landscape of heritage interest or cultural value (including their setting) meriting consideration in planning decisions? 9.2. Protect and enhance sites, features and areas of archaeological value in both urban and rural areas? 9.3. Reduce the number of buildings at risk? 9.4. Support the undertaking of archaeological investigations and where appropriate recommend mitigation strategies? 9.5. Enhance accessibility to cultural heritage assets?	Number of Listed Buildings in the District. Number of Conservation Areas in the District. Number of Conservation Areas with appraisals and management proposal. Number of heritage assets recorded as 'at risk'.
Material Assets; Climatic Factors; Landscape; Population; Human Health; Air; Fauna	10	Climate change and transport: To reduce road congestion and pollution levels by encouraging efficient patterns of movements, the use of sustainable travel modes and securing good access to services across the district, thereby reducing the level of greenhouse gases	10.1. Develop more efficient land use patterns that minimise the need to travel by car through the location and design of new development and place which provide more opportunities for active travel for the provision and link to public transport infrastructure? 10.2. Reduce CO2 emissions to contribute to identified national targets?	Car ownership. Number of households within a 5 minute walk (approx. 400m) of a bus stop with frequent service (3+ an hour). Number of households within a 10 minute walk (approx. 800m) of a bus stop with less frequent service (less than 3 an hour) Number of households within a 15 minute walk (approx. 1.2km)

		from private cars and their impact on climate change.	10.3. Improve accessibility to work and services by public transport, walking and cycling? 10.4. Protect and improve air quality? 10.5. Avoid exacerbating existing air quality issues in designated AQMAs? 10.6. Achieve a healthy living environment?	of a train Station. Proportion of journeys to work other than by car. Percentage of residents living and working within Mid Sussex. Monetary investment in sustainable transport schemes (value of s.106 agreements). Number of Air Quality Management Areas (AQMAs) within the District. Change in CO2 emissions from transport. Number of households within 30min by public transport, or 15min by walking or cycling journey time from services from a superstore / town centre / high street shopping facilities). Number of households within 30min by public transport, or 15min by walking or cycling journey time from a convenience store.
Climatic Factors; Material Assets	11	Energy and waste: To increase energy efficiency and the proportion of energy generated from renewable sources in the District to help mitigate climate change and reduce waste generation and disposal.	11.1. Reduce energy consumption? 11.2. Reduce waste generated per head of population? 11.3. Increase rate per head of population of waste reuse and recycling? 11.4. Encourage recycling (including building materials)? 11.5. Incorporate sustainable design and construction techniques?	Domestic energy consumption per household. Number of renewable energy installations within Mid Sussex. Installed capacity of renewable energy installations within Mid Sussex. Domestic waste produced per head of population. Percentage of domestic waste that has been recycled.
Water; Biodiversity; Flora; Fauna; Material Assets	12	Water resources: To maintain and improve the water quality of the	12.1. Protect and enhance water resources?	Stretches of watercourse that are, as a minimum, Water Framework Directive

		District's watercourses and aquifers, and to achieve sustainable water resources management.	12.2. Support the achievement of Water Framework Directive targets? 12.3. Promote sustainable use of water? 12.4. Maintain water availability or water dependant habitats? 12.5. Support the provision of sufficient water supply and treatment infrastructure? 12.6. Incorporate sustainable design and construction techniques?	status "Moderate". Stretches of watercourse with no deterioration in Water Framework Directive status. Incidents of major and significant water pollution within the District. Number of planning applications approved contrary to advice given by the EA on water quality issues. Number of developments that minimise water consumption.
Population; Material Assets	13	Economic regeneration: To encourage the regeneration and prosperity of the District's existing Town Centres and support the viability and vitality of village and neighbourhood centres.	13.1. Protect key retail areas? 13.2. Encourage rural diversification? 13.3. Make land available for business development? 13.4. Increase the range of employment opportunities, shops and services available in the town centres across the district? 13.5. Decrease the number of vacant units in town centres? 13.6. Enhance the viability and vitality of the District's town centres? 13.7. Improve access to the District's town centres and services? 13.8. Enhance the local distinctiveness in the town centres? 13.9. Provide new or improved leisure, recreational or cultural activities? 13.10. Maintain or increase the amount of floorspace provided for town centre uses within the town centres?	Total amount of floorspace for "Town Centre Uses" (A1, A2, B1a, D2). Number of households within a 15 minute walk (approx. 1.2km) from a town centre superstore/town centre/high street shopping facilities). Retail unit vacancy rate. Total amount of new commercial / business floorspace in rural areas. Number of vacant sites brought back into use in Town Centres. Number of households within 30min by public transport, or 15min by walking or cycling journey time from services from a superstore / town centre / high street shopping facilities).

Human Health; Population; Material Assets	14	Economic growth: To promote and sustain economic growth and competitiveness across the District to ensure high and stable levels of employment including the opportunity for people to live and work within their communities.	14.1. Improve business development and enhance competitiveness? 14.2. Improve the resilience of business and the economy? 14.3. Promote growth in key sectors? 14.4. Reduce out commuting? 14.5. At least maintain and possibly improve employment rate across the District? 14.6. Increase the range of employment opportunities? 14.7. Facilitate the provision of good quality infrastructure to promote economic growth?	Net increase/decrease in commercial (Use Classes E, B2, B8) and office (E) floorspace. Number of businesses within the District. Number of new businesses setting up in the District. Percentage of Mid Sussex residents who are employed. Percentage of Mid Sussex residents who are economically active. Average weekly income (gross) for those who are employed in the District. Percentage of residents living and working within Mid Sussex. Job density (ratio of jobs to working age population).
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2.4 The following symbols and colours are used in order to record the performance of the modification against the Sustainability Framework:

Table 2: Impact significance key

Impact significance	Impact symbol
The size, nature and location of a development proposal would be likely to: • Permanently degrade, diminish or destroy the integrity of a quality receptor, such as a feature of international, national or regional importance; • Cause a very high-quality receptor to be permanently diminished; • Be unable to be entirely mitigated; • Be discordant with the existing setting; and/or • Contribute to a cumulative significant effect	Major negative --
The size, nature and location of development proposals would be likely to: • Not quite fit into the existing location or with existing receptor qualities; and/or	Minor negative -

Affect undesignated yet recognised local receptors.	
Either no impacts are anticipated, or any impacts are anticipated to be negligible.	Negligible 0
It is entirely uncertain whether impacts would be positive or adverse.	Uncertain + / -
The size, nature and location of a development proposal would be likely to: - Improve undesignated yet recognised receptor qualities at the local scale; - Fit into, or with, the existing location and existing receptor qualities; and/or - Enable the restoration of valued characteristic features.	Minor positive +
The size, nature and location of a development proposal would be likely to: - Enhance and redefine the location in a positive manner, making a contribution at a national or international scale; - Restore valued receptors which were degraded through previous uses; and/or - Improve one or more key elements/features/characteristics of a receptor with recognised quality such as a specific international, national or regional designation.	Major positive ++
Modification has no impact on the sustainability objective	Modification has no impact /

- 2.5 The scoring system (using a range between ‘++’ and ‘--’) is consistent with other Sustainability Appraisals undertaken by the District Council and is suggested as an appropriate method to take in the SEA guidance. The symbol chosen depicts the predicted impact/effect each realistic option will have on each sustainability objective and to what extent, accompanied with explanatory text as justification. It will suggest mitigation where necessary.
- 2.6 For the Policy appraisals (section 4), the results at submission stage are shown. Planning Practice Guidance (PPG) states that “*Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They need to be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made.*” [Paragraph 018 Reference ID: 11-018-20140306]. To this end, only the Main Modifications made to each policy are re-appraised, and only where there is sufficient distinction between the policy appraised at Submission stage and the one resulting from Main Modifications.
- 2.7 In the majority of cases, the modifications are unlikely to have any impact on the Sustainability Framework compared to the preferred policy option appraised at Submission stage. This is because a number of the modifications are for clarity, factual updates or strengthening of policy rather than a major diversion from the former policy proposed. Where the modification is not expected to have an impact (compared to the appraisal at Submission stage), this is denoted by a “/”.

- 2.8 Predictions of the effect the Main Modifications will have on the objectives is justified in the appraisal tables in sections 3-5. These predictions are based on the evidence contained within the evidence base that accompanies the District Plan and discussions between officers within the Planning Policy team, using their professional judgement.
- 2.9 The main objective of appraising the Main Modifications is to assess the impact of each modification with regards to sustainability, to ensure that it performs equally or better in social, environmental and economic terms than the options appraised at Submission stage. This ensures that the plan on the whole is the most sustainable plan, given all reasonable alternatives and will therefore contribute to sustainable development.
- 2.10 It should be noted that Sustainability Appraisal/SEA is a tool to inform the content of the plan in question. There may occasionally be other factors, outside of sustainability factors, that mean a different option is chosen.

3. Housing Need and Housing Provision Appraisal

- 3.1 The Submission Sustainability Appraisal sets out the housing needs evidence prepared to support the District Plan – this is largely contained within the Council's Strategic Housing Market Assessment (SHMA) and its updates. This work indicated that the Council's Local Housing Need (LHN) for housing was 1,090 dwellings per annum (dpa).
- 3.2 Following evidence presented at the examination hearings, and the Inspector's interim conclusions ([IDJB-12](#)), it was concluded that the LHN for Mid Sussex, using the most recent evidence, was 999dpa. However, the Inspector also concluded that provision for unmet needs should normally be quantified and added to the LHN figure, to come to a final figure for the plan's housing requirement.
- 3.3 Therefore, an overall housing target in the range of 1,200 to 1,300 dpa, which will include a substantial component for the unmet housing needs of Crawley and having some regard to the south coast, has been proposed. The Inspector asked the Council to, as far as possible, identify sufficient additional housing sites to meet a requirement towards the upper end of that range. The Council has appraised options for the housing requirement below to ensure that a housing requirement towards the upper end of this range would contribute towards sustainable development.

Options Appraised

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

Option A – 1,000 dpa

This option represents meeting Mid Sussex District Council's housing requirement only with no provision towards unmet needs for neighbouring authorities. The plan is being examined under the September 2023 NPPF therefore there is justification for using the old Standard Method formula, incorporating the newest affordability data, which is 999 dwellings per annum (dpa). The housing requirement over the plan period using this version of the Standard Method is 18,981 dwellings.

Option B – 1,200 dpa

This option represents meeting Mid Sussex District Council's housing requirement plus 50% of Crawley Borough Council's unmet housing need. Crawley's Local Plan was adopted in October 2024 with the housing requirement confirmed as 12,835 dwellings. Crawley has a potential supply of 5,330 dwellings and therefore a confirmed unmet need of 7,505 dwellings. Crawley is within the same Housing Market Area (HMA) as Mid Sussex and Horsham, therefore one option would be for each of those authorities to meet 50% each of Crawley's unmet need. This would be 3,753 dwellings, 198dpa when spread over the Mid Sussex plan period of 2021-2040 and 269dpa if spread over the remaining plan years (2026-2040). This is in addition to the 999dpa to meet Mid Sussex need.

Option C – 1,300 dpa

This option represents meeting Mid Sussex District Council's housing requirement, 50% of Crawley Borough Council's unmet housing need and a contribution towards the coast (Brighton & Hove). Whilst the precise amount of Brighton & Hove's unmet need has not yet been quantified, the Council has suggested (MS-TP4) a contribution of 1,075. This would be 57dpa when spread over the Mid Sussex plan period of 2021-2040 and 77dpa if spread over the remaining plan years (2026-2040). This is in addition to the 999dpa to meet Mid Sussex need and 50% contribution for Crawley.

Option D – 1,450 dpa

This option represents a higher growth option that meets Mid Sussex District Council's housing requirement, 100% of Crawley Borough Council's unmet housing need and an enhanced contribution towards the coast (Brighton & Hove). Whilst this option has been tested, it should be noted that Horsham District Council is progressing a Local Plan that seeks to meet 50% of Crawley's unmet need.

Table 3: Housing Numbers Appraisal

Housing Provision						
A) 1,000dpa – To meet MSDC housing needs only.						
B) 1,200dpa – To meet MSDC housing needs and 50% of Crawley Borough Council’s unmet housing needs.						
C) 1,300dpa – To meet MSDC housing needs, 50% of Crawley Borough Council’s unmet housing needs and a contribution towards the coast (Brighton & Hove).						
D) 1,450dpa – To meet MSDC housing needs, 100% of Crawley Borough Council’s unmet housing needs and an enhanced contribution towards the coast (Brighton & Hove).						
Objective			A 1,000dpa	B 1,100dpa	C 1,300dpa	D 1,450dpa
Social	1	Housing: To ensure that everyone has the opportunity to live in a home for their need and which they can afford.	+	++	++	++
	Options A, B, C and D will provide varying degrees of market and affordable homes. Option A however would only meet the needs of the District and would not make any allowance for assisting in meeting unmet needs of neighbouring authorities. Options B, C and D however, would all meet the needs of the District and make an allowance of varying degrees for assisting in meeting unmet needs of neighbouring authorities. Although Option A will do this to some degree, Options B, C and D will also allow for new households to form, particularly younger age groups who cannot currently afford to form their own household and assist in meeting housing needs for an ageing population.					
	2	Health and Wellbeing: To maintain and improve access to health, leisure and open space facilities and reduce inequalities in health.	+	++	++	+
		Options A, B, C and D will facilitate improved health and wellbeing facilities for the district’s new and growing communities. There will be some certainty of provision through on site facilities on strategic sites and also developer contributions to improve existing facilities in locations where there is expected to be residential development				

			on smaller sites. Options B and C , however, will require a slightly higher number of sites / larger strategic sites which improves the probability of new facilities being included as part of strategic sites or extensions to existing nearby facilities. Due to a higher level of development required to meet Option D , and a finite amount of strategic sites capable of on-site infrastructure delivery, it is more likely that smaller sites will be required. These are likely to generate financial contributions rather than new facilities. It may put a higher strain on existing facilities, particularly in the smaller settlements.			
	3	Education: To maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and improve access to educational facilities.	+	++	++	+
			Option A, B, C and D will facilitate the provision of improved education facilities to meet the districts education needs including qualifications and skills. There will be some certainty of provision through on site facilities on strategic sites and also developer contributions to improve existing facilities in locations where there is expected to be residential development on smaller sites. Options B and C, however, will require a slightly higher number of sites / larger strategic sites which improves the probability of new facilities being included as part of strategic sites or extensions to existing nearby facilities. Due to a higher level of development required to meet Option D, and a finite amount of strategic sites capable of on-site infrastructure delivery, it is more likely that smaller sites will be required. These are likely to generate financial contributions rather than new facilities. It may put a higher strain on existing facilities, particularly in the smaller settlements.			
	4	Community and Crime: To create safe and crime resistant communities, encourage social cohesion and reduce inequalities. Promote integration within existing town/village and retain their separate identities.	+	++	+ / -	+ / -
			Options A, B, C and D will have a positive impact on supporting the use of community facilities and in smaller settlements, the increase in housing may ensure the viability of the existing facilities. Options B, C and D will also contribute towards maintaining and improving existing facilities across the district. Options A, B, C and D will require strategic sites which are likely to include new community facilities that can be used by new residents as well as by existing communities. Although it is likely that inward migration is likely to increase with Options A, B, C and D, which may make social cohesion more difficult especially in the smaller settlements outside of the main towns, the impact is likely to be more so in Options C and D due to requiring allocating further sites across the district and potentially in settlements further down the settlement hierarchy. This is likely to make social cohesion more difficult, especially in the smaller settlements outside of the main towns, and may contribute to changing the character of existing settlements.			
Environmental	5	Flooding and Surface Water: To reduce the risk to people, properties, the economy and the environment of flooding from all sources.	0	0	0	-
			Options A and B are unlikely to impact on this objective. Development should be located outside areas at risk of flooding, and it is likely that these options could be met without the need to develop flood risk sites. There is a possibility that Option C may increase the risk of requiring development sites less suitable which may include some risk of flooding, however it is considered that this could be mitigated. It is uncertain whether Option D could be met without the need to develop flood risk sites. There is a possibility that Option D may increase the risk of requiring			

			development sites less suitable which may include some risk of flooding and it is unknown whether this could be mitigated.			
6	Natural Environment: To improve efficiency in land use through the re-use of previously developed land and existing buildings, including reuse of materials from buildings, and encourage urban renaissance.	-	-	---	---	Options A and B will likely have a negative effect as it will involve developing on greenfield sites, as well as brownfield sites, to meet this level of housing. Options C and D would require a higher greenfield land take than Options A and B and therefore reducing the districts percentage of development on brownfield land. Options C and D may also require some sites that are less suitable in landscape, environmental and sustainability terms, which would likely be built at a lower density in order to increase acceptability, which would not make efficient use of land.
7	Biodiversity and Geodiversity: To conserve and enhance the District's biodiversity and geodiversity.	-	-	---	---	Options A, B, C and D have the potential to impact negatively on this objective through development of greenfield sites which could have some impacts on priority habitats, but the level of impact is dependent on the location of sites and the mitigation. However, Options C and D, due to the higher growth levels required, may increase the likelihood of development in proximity to the Ashdown Forest SPA/SAC which would need to be mitigated in order for development to be acceptable.
8	Landscape: To protect, enhance and make accessible for enjoyment, the District's countryside and ensure no harm to protected landscapes, maintaining and strengthening local distinctiveness and sense of place.	-	-	---	---	Options A, B, C and D will likely have a negative effect as it will involve development most likely on sites within the countryside, alongside some brownfield development. However, Options C and D, could impact on the setting of a number of landscape designations such as the High Weald National Landscape and the South Downs National Park, due to the higher growth levels required.
9	Cultural Heritage: To protect, enhance and make accessible for enjoyment, the District's historic environment.	0	0	0	0	The impact that Options A, B, C and D will have on this objective will be determined by individual site appraisals.
10	Climate Change and Transport: To reduce road congestion and pollution levels by encouraging efficient patterns of movements, the use of sustainable travel modes and securing good access to services across the district, thereby reducing the level of greenhouse gases from private cars and their impact on climate change.	-	-	-	---	Options A, B and C could have a negative impact on a number of localised issues, however mitigation delivered alongside development of smaller sites could assist in alleviating impacts. Strategic sites would also deliver sustainable transport measures and infrastructure which would also assist in alleviating impacts. Results of transport testing have shown that, whilst there will be a number of junctions that are classed as 'severe' in relation to Option C, a high proportion of these are marginal. For Option D, it is likely that there will be more junctions classed as 'severe' and those that are marginal will be definitively severe.

Economic	11	Energy and Waste: To increase energy efficiency and the proportion of energy generated from renewable sources in the District to help mitigate climate change and reduce waste generation and disposal.	+	-	+	-	+	-
			Options A, B, C and D would involve development being built to the appropriate energy efficiency standards and could include a proportion of energy being generated on-site, which could be a benefit of existing as well as new households. However, with regards to reducing waste generation and disposal, Options A, B, C and D are likely to increase the generation of waste and place additional pressures on waste management facilities and services.					
	12	Water Resources: To maintain and improve the water quality of the District's watercourses and aquifers, and to achieve sustainable water resources management.	-	-	-	-	-	-
			Options A, B, C and D are likely to increase the demand on water supply and for wastewater treatment. This would likely require the provision of new water supply and wastewater treatment infrastructure.					
Economic	13	Economic Regeneration: To encourage the regeneration and prosperity of the District's existing Town Centres and support the viability and vitality of village and neighbourhood centres.	+	++	++	++	+	-
			Option A, B and C are likely to require extensions to existing towns and villages as well as some strategic sites, which is likely to encourage the regeneration of existing town and village centres by increasing potential footfall and demand for services. Therefore, making the centres more attractive for new investment and helping to retain existing businesses. However, due to higher levels of growth, Options B and C will encourage this further than Option A. Option D will also facilitate this, however, it may require further allocation of strategic sites and this could be at the expense of smaller scale development in villages. Although strategic sites would provide some retail and community facilities on site, this could be to the detriment of existing centres and could therefore limit positive impacts. The potential impacts become less certain as the housing requirement increases.					
Economic	14	Economic Growth: To promote and sustain economic growth and competitiveness across the District to ensure high and stable levels of employment including the opportunity for people to live and work within their communities.	+	++	++	++	+	-
			Option A, B and C would increase the potential workforce within the district and encourage investment by businesses within Mid Sussex as an increasing workforce means a larger jobs pool for potential employers. Development of larger strategic sites are likely to include areas of employment land and will provide construction jobs in the short to medium term. Increased population will also have a positive effect for local businesses, community facilities, retail and entertainment, all of which help to support economic growth. However, due to higher levels of growth, Options B and C will encourage this further than Option A . Option D , however, may require additional employment allocations which increases the risk of out commuting if there is not sufficient employment opportunities to match the housing growth.					

Table 4: Housing Numbers – Summary of Appraisal

Objectives	A	B	C	D
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		1,000dpa	1,100dpa	1,300dpa	1,450dpa
Social	1 – Housing	+	++	++	++
	2 – Health and Wellbeing	+	++	++	+
	3 – Education	+	++	++	+
	4 – Community and Crime	+	++	+ / -	+ / -
Environmental	5 – Flooding and Surface Water	0	0	0	-
	6 – Natural Resources	-	-	---	---
	7 – Biodiversity and Geodiversity	-	-	---	---
	8 – Landscape	-	-	---	---
	9 – Cultural Heritage	0	0	0	0
	10 – Climate Change and Transport	-	-	-	---
	11 – Energy and Waste	+ / -	+ / -	+ / -	+ / -
	12 – Water Resources	-	-	-	-
Economic	13 – Economic Regeneration	+	++	++	+ / -
	14 – Economic Growth	+	++	++	+ / -

Conclusion

- 3.5 As housing provision increases, positive benefits increase in terms of providing homes within Mid Sussex to meet the District's need, and unmet need from other authorities. However, negative impacts also get worse as the housing number increases, particularly on environmental objectives. This is to be expected, as this was a conflict (between the aim of the policy and aim of the sustainability objective) detected within the Sustainability Framework in the methodology of the Submission Sustainability Appraisal.
- 3.6 For the housing provision appraisal, the Council considers that the following criteria are key to a plan which is overall sustainable:
- Meeting housing needs,
 - Encouraging economic growth, and
 - Restricting harm to the environment, especially to the landscape of the District.
- 3.7 These criteria are accorded particular weight in the assessment of housing provision.
- 3.8 As tables 3 and 4 show, the options with the most significant positive impacts are **(b)** and **(c)**. Nearly all of these positive impacts are related to the social objectives; most importantly the objective concerned with providing homes. Significant positive economic impacts are also expected. As option **(a)** only meets Mid Sussex need and makes no contribution towards unmet need arising elsewhere, it doesn't score as positively as other options.
- 3.9 Options **(b)** and **(c)** also perform strongly on the economic objectives. This is to be expected, as increased levels of housing equal increased population utilising local services and providing a workforce. These levels of housing provision would meet the workforce projections established within the Economic Growth Assessment, therefore provision of homes and jobs would be balanced. Option **(a)** would not achieve this, although would provide an increased workforce overall. Economic growth and employment opportunities though, become less certain for option **(d)** as this would likely require

increased employment allocations. This increases the risk of out commuting if there are not sufficient employment opportunities to match the housing growth and may also put pressure on existing smaller local centres.

- 3.10 All levels of provision would have a negative impact on the environmental objectives. As the amount of previously developed/brownfield land in the district is finite, all options will involve a significant amount of building on greenfield sites. Around 60% of the district is either within the High Weald National Landscape or South Downs National Park (the latter is not in the Plan area). Evidence provided at the examination (MS-TP4) gave an indication of the amount and location of sites that would be required to meet higher housing provision levels. The amount of sites required that would negatively impact on ancient woodland, high quality landscape, and designated areas (such as the National Landscape) increased markedly for options in excess of options (a) and (b).
- 3.11 It is clear from this appraisal that options (b) and (c) perform significantly better than options (a) and (d). On the basis that option (c) meets a higher level of unmet need (which is a key criteria and a national priority), the Council concludes that it is the preferred option. It best strikes the balance between the positive impacts likely to arise whilst minimising negative impacts.
- 3.12 For these reasons, in light of the sustainability, the “key criteria” and tests in the NPPF related to sustainable development, the Council has judged that option (c) – 1,300 dwellings per annum is the preferred option.

4. District Plan Review Policies – Appraisal of Modifications

- 4.1 The following section appraises the District Plan policies.
- 4.2 A number of realistic alternatives for each policy were appraised at Submission stage. Following examination, a number of changes (Main Modifications) have been proposed. Some of these are factual/contextual updates of clarification/strengthening of existing wording and will therefore have no implications for the appraisal carried out at Submission stage (in other words, the appraisal carried out at Submission stage still holds). Other modifications are more major and change the policy in such a way that it represents a distinctly different option compared to the option appraised at Submission stage.
- 4.3 This section should therefore be read in conjunction with the Submission Regulation 19 Sustainability Appraisal – the appraisals below supplement and update the appraisals undertaken at previous stages of the SA process.
- 4.4 Policies have been amended in accordance with the following examination documents, which provide the justification for the modifications made:
- DP2 – Schedule of Proposed Modifications (July 2024)
 - DP2a – Schedule of Proposed Modifications (July 2026)
 - IDJB-02 – DM Policies (January 2026)
 - MS-08 – Council Response to Inspector’s Comments on Development Management Policies (February 2026)
 - MS-09 – Further Response to Development Management Policies (March 2026)
 - MS-17 – Post Hearing Policy Modifications and Updates (July 2026)
- 4.5 For those policies unchanged since Submission, or with little change, no re-appraisal is required and are not repeated here for brevity. For those with changes that distinctly change the policy, these are re-appraised below. The appraisals set out the impact of the policy recorded at Submission stage, and the impact the modification will have on that appraisal.
- 4.6 As set out in the methodology (section 2) the following symbols have been used:

Table 5: Impact significance key

Impact significance	Impact symbol
Major negative impact on the sustainability objective	---
Minor negative impact on the sustainability objective	-
Negligible or no impact on the sustainability objective	0
Uncertain whether impacts would be positive or adverse	+ / -
Minor positive impact on the sustainability objective	+
Major positive impact on the sustainability objective	++
Modification has no impact on the sustainability objective	/

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

Table 6: Main Modifications – Summary of Implications for Sustainability Appraisal

Ref	Policy	Sustainability Appraisal - Status
DPS1	Climate Change	Main Modifications – Reappraisal Required
DPS2	Sustainable Design and Construction	Main Modifications – Reappraisal Required
DPS3	Renewable and Low Carbon Energy Schemes	Main Modifications – Reappraisal Required
DPS4	Flood Risk and Drainage	Main Modifications – Reappraisal Required
DPS5	Water Neutrality	Policy Deleted – Reappraisal Required
DPS6	Health and Wellbeing	Minor Modifications – No Reappraisal Required
DPN1	Biodiversity, Geodiversity and Nature Recovery	Minor Modifications – No Reappraisal Required
DPN2	Biodiversity Net Gain	Main Modifications – Reappraisal Required
DPN3	Green and Blue Infrastructure	Minor Modifications – No Reappraisal Required
DPN4	Trees, Woodland and Hedgerows	Minor Modifications – No Reappraisal Required
DPN5	Historic Parks and Gardens	No Change – No Reappraisal Required
DPN6	Pollution	No Change – No Reappraisal Required
DPN7	Noise Impacts	Minor Modifications – No Reappraisal Required
DPN8	Light Impacts and Dark Skies	Main Modifications – Reappraisal Required
DPN9	Air Quality	Main Modifications – Reappraisal Required
DPN10	Land Stability and Contaminated Land	No Change – No Reappraisal Required
DPC1	Protection and Enhancement of the Countryside	Minor Modifications – No Reappraisal Required
DPC2	Preventing Coalescence	Minor Modifications – No Reappraisal Required
DPC3	New Homes in the Countryside	Minor Modifications – No Reappraisal Required
DPC4	High Weald Area of Outstanding Natural Beauty	Minor Modifications – No Reappraisal Required
DPC5	Setting of the South Downs National Park	Minor Modifications – No Reappraisal Required
DPC6	Ashdown Forest SPA and SAC	Main Modifications – Reappraisal Required
DPB1	Character and Design	Main Modifications – Reappraisal Required
DPB2	Listed Buildings and Other Heritage Assets	Minor Modifications – No Reappraisal Required
DPB3	Conservation Areas	No Change – No Reappraisal Required
DPB4	Aerodrome Safeguarding Requirements (Air Safety)	Minor Modifications – No Reappraisal Required
DPT1	Placemaking and Connectivity	Main Modifications – Reappraisal Required
DPT2	Rights of Way and Other Recreational Routes	Minor Modifications – No Reappraisal Required
DPT3	Active and Sustainable Travel	Minor Modifications – No Reappraisal Required
DPT4	Parking and Electric Vehicle Charging Infrastructure	Minor Modifications – No Reappraisal Required

DPT5	Off-Airport Car Parking	No Change – No Reappraisal Required
DPE1	Sustainable Economic Development	Minor Modifications – No Reappraisal Required
DPE2	Existing Employment Sites	Main Modifications – Reappraisal Required
DPE3	Employment Allocations	No Change – No Reappraisal Required
DPE4	Town and Village Centre Development	Minor Modifications – No Reappraisal Required
DPE5	Within Town and Village Centre Boundaries	Minor Modifications – No Reappraisal Required
DPE6	Development within Primary Shopping Areas	Minor Modifications – No Reappraisal Required
DPE7	Smaller Village and Neighbourhood Centres	No Change – No Reappraisal Required
DPE8	Sustainable Rural Development and the Rural Economy	Minor Modifications – No Reappraisal Required
DPE9	Sustainable Tourism and the Visitor Economy	Minor Modifications – No Reappraisal Required
DPH1	Housing	Main Modifications – Reappraisal Required
DPH2	Sustainable Development – Outside the Built-up Area	Minor Modifications – No Reappraisal Required
DPH3	Sustainable Development – Inside the Built-up Area	No Change – No Reappraisal Required
DPH4	Older Persons' Housing and Specialist Accommodation	Main Modifications – Reappraisal Required
DPH5	Gypsies, Travellers and Travelling Showpeople	Main Modifications – Reappraisal Required
DPH6	Self and Custom Build Housing	Main Modifications – Reappraisal Required
DPH7	Housing Mix	Minor Modifications – No Reappraisal Required
DPH8	Affordable Housing	Main Modifications – Reappraisal Required
DPH9	First Homes	No Change – No Reappraisal Required
DPH10	Rural Exception Sites	No Change – No Reappraisal Required
DPH11	Dwelling Space Standards	No Change – No Reappraisal Required
DPH12	Accessibility	Main Modifications – Reappraisal Required
DPSC GEN	Significant Sites Requirements	Main Modifications – Reappraisal Required
DPSC1	Land to the West of Burgess Hill / North of Hurstpierpoint	Main Modifications – Reappraisal Required
DPSC2	Land at Crabtree Park	Main Modifications – Reappraisal Required
DPSC3	Land to the South of Reeds Lane, Sayers Common	Main Modifications – Reappraisal Required
DPSC4	Land at Chesapeake and Meadow View, Sayers Common	Minor Modifications – No Reappraisal Required
DPSC5	Land at Coombe Farm, Sayers Common	Main Modifications – Reappraisal Required
DPSC6	Land to the West of Kings Business Centre	Minor Modifications – No Reappraisal Required
DPSC7	Land at LVS Hassocks, Sayers Common	Minor Modifications – No Reappraisal Required
DPA1	Batchelors Farm, Keymer Road, Burgess Hill	Minor Modifications – No Reappraisal Required
DPA2	Land at South of Appletree Close, Burgess Hill	Main Modifications – Reappraisal Required
DPA3	Burgess Hill Station, Burgess Hill	Main Modifications – Reappraisal Required

DPA3a	Allotment Site – Nightingale Lane, Burgess Hill	Minor Modifications – No Reappraisal Required
DPA4	Land off West Hoathly Road, East Grinstead	Minor Modifications – No Reappraisal Required
DPA5	Land at Hurstwood Lane, Haywards Heath	No Change – No Reappraisal Required
DPA6	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	No Change – No Reappraisal Required
DPA7	Land east of Borde Hill Lane, Haywards Heath	Main Modifications – Reappraisal Required
DPA8	Orchards Shopping Centre, Haywards Heath	Minor Modifications – No Reappraisal Required
DPA9	Land to west of Turners Hill Road, Crawley Down	Main Modifications – Reappraisal Required
DPA10	Hurst Farm, Turners Hill Road, Crawley Down	Minor Modifications – No Reappraisal Required
DPA11	Land rear of 2 Hurst Road, Hassocks	Minor Modifications – No Reappraisal Required
DPA12	Land west of Kemps, Hurstpierpoint	Minor Modifications – No Reappraisal Required
DPA13	The Paddocks, Lewes Road, Ashurst Wood	Minor Modifications – No Reappraisal Required
DPA14	Land at Foxhole Farm, Bolney	Main Modifications – Reappraisal Required
DPA15	Ham Lane Farm House, Ham Lane, Scaynes Hill	Main Modifications – Reappraisal Required
DPA16	Land west of North Cottages and Challoners, Cuckfield Road, Ansty	Minor Modifications – No Reappraisal Required
DPA17	Land to the west of Marwick Close, Bolney Road, Ansty	Minor Modifications – No Reappraisal Required
DPA18	Land at Byanda, Hassocks	No Change – No Reappraisal Required
DPA19	Land at Hyde Lodge, Handcross	No Change – No Reappraisal Required
DPI1	Infrastructure Provision	No Change – No Reappraisal Required
DPI2	Planning Obligations	Minor Modifications – No Reappraisal Required
DPI3	Major Infrastructure Projects	Minor Modifications – No Reappraisal Required
DPI4	Communications Infrastructure	No Change – No Reappraisal Required
DPI5	Open Space, Sport and Recreational Facilities	Minor Modifications – No Reappraisal Required
DPI6	Community and Cultural Facilities and Local Services	Main Modifications – Reappraisal Required
DPI7	Water and Wastewater Infrastructure	Main Modifications – Reappraisal Required
DPI8	Viability	Main Modifications – Reappraisal Required

District Plan Policies – Sustainability Appraisal of Main Modifications

DPS1: Climate Change

Reason for Modification:

Amended in accordance with DP2A and MS-08.

Summary of Main Modifications:

- Removed Criterion 4 related to the production and use of methane, nitrous oxide, fluorinated gases, refrigerants and air conditioning systems.
- Amendment to Criterion 5 to ensure consistency with policy DPN4.

Implications for Sustainability Appraisal:

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

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	0	+	0	0	+	+	+	0	0	++	+	+	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

Whilst the removal of criterion related to the production and use of methane, nitrous oxide, fluorinated gases, refrigerants and air conditioning systems may have meant a reduced positive effect on objective (10), the modification has been appraised as having no impact. The policy includes design and construction requirement to reduce emissions of harmful air pollutants.

Similarly, the amendment to Criterion 5 to ensure consistency with policy DPN4, has been appraised as having no impact. The modification merely seeks to align with policy DPN4 by strengthening the importance of trees, woodland and hedgerows as valuable natural capital assets.

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

DPS2: Sustainable Design and Construction**Reason for Modification:**

Amended in accordance with DP2A, MS-08 and MS-09.

Summary of Main Modifications:

- Redrafted to delete certain requirements so that it supports energy efficient and low carbon development without straying into matters that are covered by building regulations and ensuring that the policy remains consistent with national policy.

Implications for Sustainability Appraisal:

This policy wording has changed significantly since Submission stage. Whilst the intention of this policy has not changed, a re-appraisal is necessary as the proposed changes may represent a distinctly different policy option to the one appraised at Submission stage.

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	0	+	0	0	+	+	+	0	0	+	++	++	0	0

Modification	/	/	/	/	/	/	/	/	/	/	+	+	/	/
Sustainability Impact of Modification: At the Submission stage, the policy was assessed against a number of reasonable alternatives, as the wording had been amended following the Regulation 18 consultation. As a result, some of the reasonable alternatives previously appraised now more closely align with the revised policy approach, and the sustainability impacts have been updated accordingly. For example, reliance on Building Regulations was previously assessed as having a minor positive effect against objective (11), while continued reliance on existing guidance and policy in relation to water efficiency may result in a reduced positive effect against objective (12). Although the revised wording may lead to a slightly lower sustainability performance against certain objectives, it provides better alignment with national policy and avoids duplication of matters that are appropriately addressed through Building Regulations. The amendments also provide greater clarity and certainty for developers regarding the Council's expectations for sustainable design and construction. Overall, the rewording is not expected to give rise to any adverse sustainability effects and is considered to represent a more proportionate and policy-compliant approach.														

DPS3: Renewable and Low Carbon Energy Schemes														
Reason for Modification: Amended in accordance with MS-08 and DP2A.														
Summary of Main Modifications: - Deletion of references to other studies that sit separately to the District Plan itself. - Ensuring that the policy takes into account proposals within the AONB itself and not just those affecting its setting. - Deletion of criteria relating to heat networks. - Deletion of criteria relating to community led energy.														
Implications for Sustainability Appraisal: The proposed amendments to this policy, including the deletion of criteria, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. The deleted criteria are directly related to sustainability objectives. A re-appraisal is necessary to ensure there will be no adverse impacts from these proposed changes.														
Re-appraisal:														
Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	0	0	0	0	0	+	-	-	0	0	++	0	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Sustainability Impact of Modification: Whilst the removal of criterion related to heat networks and community led energy may have meant a reduced positive effect on objective (11), the modification has been appraised as having no impact. The principle of the policy to support and encourage proposals for heating and colling distribution networks and for community led energy schemes remain. Similarly, the amendment to the policy to explicitly apply to proposals within the AONB, as well as those affecting its setting, has been assessed as having no material change in sustainability effects. Consistent with the														

Submission stage appraisal, a precautionary approach has been applied given the potential for such development to affect sensitive landscape features within the Plan area. As a result, the policy is still considered likely to have a minor negative effect against objectives (7) and (8), reflecting the potential landscape and environmental impacts associated with renewable energy schemes in sensitive locations.

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

DPS4: Flood Risk and Drainage

Reason for Modification:

Amended in accordance with MS-08 and DP2A.

Summary of Main Modifications:

- Redrafted to delete certain requirements so that it reflects national policy in the latest versions of the NPPF and PPG.

Implications for Sustainability Appraisal:

This policy wording has changed significantly since Submission stage. Whilst the intention of this policy has not changed, a re-appraisal is necessary as the proposed changes may represent a distinctly different policy option to the one appraised at Submission stage.

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	0	0	0	0	++	0	+	+	0	0	0	+	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

Whilst the deletion of certain requirements has been made to the policy, this is to reflect updated national policy since the appraisals at Submission stage. The principle of the policy in seeking to manage the risk of flooding throughout the Plan area and ensure that measures are put in place within new developments to promote resilience to flooding from a range of sources remain.

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

DPS5: Water Neutrality

Reason for Modification:

Policy deleted in accordance with MS-08 and DP2A.

Summary of Main Modifications:

Policy deleted

Implications for Sustainability Appraisal:

As the policy is proposed for deletion, the sustainability implications need to be assessed.

Re-appraisal:

	Social	Environmental	Economic
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	1 - Housing	2 – Health and Wellbeing	3 - Education	4 – Community and Crime	5 – Flooding and Surface Water	6 – Natural Resources	7 – Biodiversity and Geodiversity	8 - Landscape	9 – Cultural Heritage	10 – Climate Change and Transport	11 – Energy and Waste	12 – Water Resources	13 – Economic Regeneration	14 – Economic Growth
Submission	0	0	0	0	0	0	+	0	0	0	0	++	0	0
Modification	/	/	/	/	/	/	0	/	/	/	/	0	/	/
Sustainability Impact of Modification: This policy is proposed for deletion as it is no longer required. On 31 st October 2025, Natural England issued a withdrawal statement confirming that its Water Neutrality Position Statement of September 2021 had been withdrawn. Therefore, a neutral effect is now predicted for objectives (7) and (12).														

DPS6: Health and Wellbeing

Reason for Modification:

Amended in accordance with MS-08 and DP2A.

Summary of Main Modifications:

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

Implications for Sustainability Appraisal:

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

DPN1: Biodiversity, Geodiversity and Nature Recovery

Reason for Modification:

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Minor wording changes to policy wording for factual update.

Implications for Sustainability Appraisal:

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

DPN2: Biodiversity Net Gain

Reason for Modification:

Amended in accordance with DP2A, MS-08 and MS-09.

Summary of Main Modifications:

- Removed requirement for 20% biodiversity net gain on Significant Sites and Significant Site allocations from policy.

Implications for Sustainability Appraisal:

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

Re-appraisal:

	Social	Environmental	Economic
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	14 – Economic Growth	13 – Economic Regeneration	12 – Water Resources	11 – Energy and Waste	10 – Climate Change and Transport	9 – Cultural Heritage	8 - Landscape	7 – Biodiversity and Geodiversity	6 – Natural Resources	5 – Flooding and Surface Water	4 – Community and Crime	3 - Education	2 – Health and Wellbeing	1 - Housing
Submission	0	0	+	0	+	0	0	++	+	+	0	0	+	0
Modification	/	/	/	/	/	/	/	+	/	/	/	/	/	/

Sustainability Impact of Modification:

At the Submission stage, the policy was assessed against a number of reasonable alternatives. As a result, some of the reasonable alternatives previously appraised now more closely align with the revised policy approach, and the sustainability impacts have been updated accordingly. For example, the removal of the requirement for 20% biodiversity net gain on Significant Sites and Significant Site allocations so that it aligns with the national policy requirement of 10% threshold was previously assessed as having a minor positive effect against objective (7). Although the revised wording may lead to a slightly lower sustainability performance against certain objectives, it provides better alignment with national policy.

Overall, the rewording is not expected to give rise to any adverse sustainability effects and is considered to represent a more proportionate and policy-compliant approach.

DPN3: Green and Blue Infrastructure

Reason for Modification:

Amended in accordance with DP2A, MS-08 and DP2.

Summary of Main Modifications:

- Minor wording changes to policy wording for factual update.

Implications for Sustainability Appraisal:

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

DPN4: Trees, Woodland and Hedgerows

Reason for Modification:

Amended in accordance with DP2A and MS-08.

Summary of Main Modifications:

- Minor wording changes to policy wording for factual update.

Implications for Sustainability Appraisal:

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

DPN5: Historic Parks and Gardens

Reason for Modification:

No change

Summary of Main Modifications:

N/A

Implications for Sustainability Appraisal:

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

DPN6: Pollution
Reason for Modification: No change
Summary of Main Modifications: N/A
Implications for Sustainability Appraisal: This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore this policy does not require re-appraisal.

DPN7: Noise Impacts
Reason for Modification: Amended in accordance with DP2 and DP2A.
Summary of Main Modifications: Minor wording changes to supporting text (not main modifications and therefore not subject to consultation).
Implications for Sustainability Appraisal: The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

DPN8: Light Impacts and Dark Skies
Reason for Modification: Amended in accordance with DP2A and MS-08.
Summary of Main Modifications: Deletion of Criterion 6 relating to other studies and guidance that sit separately to the District Plan itself.
Implications for Sustainability Appraisal: This policy wording has changed significantly since Submission stage. Whilst the intention of this policy has not changed, a re-appraisal is necessary as the proposed changes may represent a distinctly different policy option to the one appraised at Submission stage.

Re-appraisal:														
Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 – Health and Wellbeing	3 - Education	4 – Community and Crime	5 – Flooding and Surface Water	6 – Natural Resources	7 – Biodiversity and Geodiversity	8 - Landscape	9 – Cultural Heritage	10 – Climate Change and Transport	11 – Energy and Waste	12 – Water Resources	13 – Economic Regeneration	14 – Economic Growth
Submission	0	+	0	0	0	0	+	+	+	0	0	0	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification: Whilst the removal of criterion related to the reference of other studies and guidance that sit outside the District Plan may have meant a reduced positive effect on objectives (7) and (8), the modification has been appraised as having no impact. The deleted wording is to be moved to the supporting text rather than within the policy itself so the reference to other studies is still made. Overall, the sustainability impacts expected from the modifications to this policy are unlikely to be different to the policy appraised at Submission stage.

DPN9: Air Quality

Reason for Modification:

Amended in accordance with DP2A and MS-08.

Summary of Main Modifications:

- Deletion of section headed “Ashdown Forest SPA and SAC” and instead additional wording cross-referencing to Policy DPC6.

Implications for Sustainability Appraisal:

This policy wording has changed significantly since Submission stage. Whilst the intention of this policy has not changed, a re-appraisal is necessary as the proposed changes may represent a distinctly different policy option to the one appraised at Submission stage.

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	0	+	0	0	0	0	+	0	0	+	0	0	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

Whilst the removal of the section headed “Ashdown Forest SPA and SAC” may have meant a reduced positive effect on objective (7), the modification has been appraised as having no impact. The deleted wording is to be instead replaced with a cross-reference Policy DPC6 so as not to duplicate the wording.

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

DPN10: Land Stability and Contaminated Land

Reason for Modification:

No change

Summary of Main Modifications:

N/A

Implications for Sustainability Appraisal:

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

DPC1: Protection and Enhancement of the Countryside

Reason for Modification:

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

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

Implications for Sustainability Appraisal:

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

DPC2: Preventing Coalescence

Reason for Modification:

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

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

Implications for Sustainability Appraisal:

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

DPC3: New Homes in the Countryside**Reason for Modification:**

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

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

Implications for Sustainability Appraisal:

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

DPC4: High Weald AONB**Reason for Modification:**

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

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

Implications for Sustainability Appraisal:

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

DPC5: Setting of the South Downs National Park**Reason for Modification:**

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

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

Implications for Sustainability Appraisal:

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

DPC6: Ashdown Forest SPA and SAC**Reason for Modification:**

Amended in accordance with DP2A, MS-08 and MS-09.

Summary of Main Modifications:

- Redrafted to delete or re-word certain requirements so that it does not refer to other strategies or guidance that are separate from the District Plan itself and that the wording provides clear evidenced justification for its inclusion.

Implications for Sustainability Appraisal:

This policy wording has changed significantly since Submission stage. Whilst the intention of this policy has not changed, a re-appraisal is necessary as the proposed changes may represent a distinctly different policy option to the one appraised at Submission stage.

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	0	+	0	0	0	0	+	+	0	+	0	0	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

Whilst the deletion and re-wording of certain requirements have been made to the policy, this is to provide clear evidence justification since the appraisals at Submission stage. The principle of the policy continues to protect the designated Habitats site from development related impacts through providing distance thresholds and criteria for development proposals to adhere to, in accordance with the SANG and SAMM schemes.

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

DPB1: Character and Design**Reason for Modification:**

Amended in accordance with DP2A, MS-08 and MS-09.

Summary of Main Modifications:

- Redrafted to delete or re-word certain requirements so that it provides clear evidenced justification for its inclusion.

Implications for Sustainability Appraisal:

This policy wording has changed significantly since Submission stage. Whilst the intention of this policy has not changed, a re-appraisal is necessary as the proposed changes may represent a distinctly different policy option to the one appraised at Submission stage.

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	0	+	0	++	+	+	+	+	+	+	+	0	0	+
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

Whilst the deletion and re-wording of certain requirements have been made to the policy, this is to provide clear evidence justification since the appraisals at Submission stage. The principle of the policy continues to ensure effective design for new developments so that they are well integrated into the surrounding landscape, reinforcing local distinctiveness and conserving cultural and heritage assets. It also ensures that good design enhances the quality of life for residents, strengthens sense of place, improves the attractiveness of a location, and creates safer places to live and work. The principles of a 20 minute neighbourhood remains however, the reference to other studies and guidance that sit separately to the District Plan itself are referenced in the supporting text.

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

DPB2: Listed Buildings and Other Heritage Assets**Reason for Modification:**

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Minor wording changes to policy wording for factual update.

Implications for Sustainability Appraisal:

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

DPB3: Conservation Areas**Reason for Modification:**

No change

Summary of Main Modifications:

N/A

Implications for Sustainability Appraisal:

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

DPB4: Aerodrome Safeguarding Requirements**Reason for Modification:**

Amended in accordance with DP2A and MS-08.

Summary of Main Modifications:

- Amendment to the policy in relation to development not compromising the operational integrity and safety of Gatwick Airport.

Implications for Sustainability Appraisal:

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

Re-appraisal:

◀ ◯ ◯ ◯ ◯ ◯ ◯	Social	Environmental	Economic
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	14 – Economic Growth	13 – Economic Regeneration	12 – Water Resources	11 – Energy and Waste	10 – Climate Change and Transport	9 – Cultural Heritage	8 – Landscape	7 – Biodiversity and Geodiversity	6 – Natural Resources	5 – Flooding and Surface Water	4 – Community and Crime	3 – Education	2 – Health and Wellbeing	1 – Housing
Submission	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Sustainability Impact of Modification: Whilst the amendment of certain requirements has been made to the policy, the principle of the policy to support the requirements of Aerodrome Safeguarding and the safe operation of Gatwick Airport remains. Overall, the sustainability impacts expected from the modifications to this policy are unlikely to be different to the policy appraised at Submission stage.														

DPT1: Placemaking and Connectivity														
Reason for Modification: Amended in accordance with DP2A and MS-08.														
Summary of Main Modifications: Amendment to the policy in relation to development not compromising the operational integrity and safety of Gatwick Airport.														
Implications for Sustainability Appraisal: The proposed amendments to this policy, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.														
Re-appraisal:														
Policy Stage	Social				Environmental								Economic	
	1 – Housing	2 – Health and Wellbeing	3 – Education	4 – Community and Crime	5 – Flooding and Surface Water	6 – Natural Resources	7 – Biodiversity and Geodiversity	8 – Landscape	9 – Cultural Heritage	10 – Climate Change and Transport	11 – Energy and Waste	12 – Water Resources	13 – Economic Regeneration	14 – Economic Growth
Submission	0	++	0	+	0	0	0	0	0	++	0	0	0	+
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Sustainability Impact of Modification: Whilst the policy has been amended to remove references to strategies and guidance documents that sit outside the District Plan, and to ensure alignment with national policy, its overarching purpose remains unchanged. The policy continues to support proposals that contribute towards the delivery of sustainable transport infrastructure throughout the Plan area. Overall, the sustainability impacts expected from the modifications to this policy are unlikely to be different to the policy appraised at Submission stage.														

DPT2: Rights of Way and Other Recreational Routes														
Reason for Modification: Amended in accordance with DP2A, MS-08 and DP2.														
Summary of Main Modifications:														

- Minor wording changes to policy wording as not necessary for soundness and captured within other District Plan policies.

Implications for Sustainability Appraisal:

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

DPT3: Active and Sustainable Travel

Reason for Modification:

Amended in accordance with DP2A, MS-08 and DP2.

Summary of Main Modifications:

- Minor wording changes to policy wording as not necessary for soundness and captured within other District Plan policies.

Implications for Sustainability Appraisal:

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

DPT4: Parking and Electric Vehicle Charging Infrastructure

Reason for Modification:

Amended in accordance with DP2A, MS-08 and DP2.

Summary of Main Modifications:

- Minor wording changes to policy wording as not necessary for soundness.

Implications for Sustainability Appraisal:

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

DPT5: Off-Airport Car Parking

Reason for Modification:

No change

Summary of Main Modifications:

N/A

Implications for Sustainability Appraisal:

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

DPE1: Sustainable Economic Development

Reason for Modification:

Amended in accordance with DP2A, MS-08 and DP2.

Summary of Main Modifications:

- Minor wording changes to policy wording as not necessary for soundness.

Implications for Sustainability Appraisal:

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

DPE2: Existing Employment Sites

Reason for Modification: Amended in accordance with DP2A and MS-08.														
Summary of Main Modifications: - Amendment to the policy in relation to protection of particular employment uses ie. Use Class E, B2 and B8. - Amendment to the policy to address Use Class E as a whole rather than singling out E(g) uses.														
Implications for Sustainability Appraisal: The proposed amendments to this policy, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.														
Re-appraisal:														
Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 – Health and Wellbeing	3 - Education	4 – Community and Crime	5 – Flooding and Surface Water	6 – Natural Resources	7 – Biodiversity and Geodiversity	8 - Landscape	9 – Cultural Heritage	10 – Climate Change and Transport	11 – Energy and Waste	12 – Water Resources	13 – Economic Regeneration	14 – Economic Growth
Submission	0	0	0	0	-	-	-	-	-	0	-	-	++	++
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Sustainability Impact of Modification: Whilst the policy has been amended in relation to the protection of particular employment uses and to address Use Class E as a whole rather than singling out E(g) uses, its overarching purpose remains unchanged. The policy continues to support the protection and expansion of existing employment areas and provides criteria for these development proposals to meet in order to be supported by the Council. At Submission stage, the policy was appraised as having negative impacts on various environmental constraints such as flood risk, soil and water resources, biodiversity and heritage assets, landscape settings and waste production, as the impacts cannot be ruled out without further information. This impact remains the same with the modifications to the policy. Overall, the sustainability impacts expected from the modifications to this policy are unlikely to be different to the policy appraised at Submission stage.														

DPE3: Employment Allocations													
Reason for Modification: No change													
Summary of Main Modifications: N/A													
Implications for Sustainability Appraisal: This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore, this policy does not require re-appraisal.													

DPE4: Town and Village Centre Development													
Reason for Modification: Amended in accordance with DP2 and DP2A.													
Summary of Main Modifications: Minor wording changes to policy wording for clarification.													
Implications for Sustainability Appraisal:													

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

DPE5: Within Town and Village Centre Boundaries

Reason for Modification:

Amended in accordance with DP2A, MS-08 and DP2.

Summary of Main Modifications:

- Minor wording changes to policy wording as not necessary for soundness.

Implications for Sustainability Appraisal:

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

DPE6: Development within Primary Shopping Areas

Reason for Modification:

Amended in accordance with DP2A, MS-08 and DP2.

Summary of Main Modifications:

- Minor wording changes to policy wording as factual update and for clarification.

Implications for Sustainability Appraisal:

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

DPE7: Smaller Village and Neighbourhood Centres

Reason for Modification:

No change

Summary of Main Modifications:

N/A

Implications for Sustainability Appraisal:

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

DPE8: Sustainable Rural Development and the Rural Economy

Reason for Modification:

Amended in accordance with DP2A, MS-08 and DP2.

Summary of Main Modifications:

- Minor wording changes to policy wording to remain consistent with national policy.

Implications for Sustainability Appraisal:

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

DPE9: Sustainable Tourism and the Visitor Economy

Reason for Modification:

Amended in accordance with DP2A, MS-08 and DP2.

Summary of Main Modifications:

- Minor wording changes to policy wording to remain consistent with national policy and to not duplicate other policies in the District Plan.

Implications for Sustainability Appraisal:

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

DPH1: Housing

Reason for Modification:

Amended in accordance with DP2A and MS-08.

Summary of Main Modifications:

- Amendment to the policy in relation to the updated figures in table related to how the housing need will be met.

Implications for Sustainability Appraisal:

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

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	+	+ / -	0	+ / -	-	-	+ / -	-	-	-	-	0	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

Whilst the policy has been amended to update figures in the table related to how the housing need will be met, its overarching purpose remains unchanged. The policy continues to ensure that there will be sufficient houses to meet the needs of current and future residents.

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

DPH2: Sustainable Development – Outside the Built-up Area

Reason for Modification:

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Minor wording changes to policy wording for clarification.

Implications for Sustainability Appraisal:

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

DPH3: Sustainable Development – Inside the Built-up Area

Reason for Modification:

No change

DPH7: Housing Mix
Reason for Modification: Amended in accordance with DP2A, MS-08 and MS-17.
Summary of Main Modifications: - Minor wording changes to policy wording to ensure flexibility in the policy in relation to delivering housing mix. - Amendment to the policy to reflect the adjustments to the mix of 1 and 4+ bedrooms market dwellings identified in the 2024 Strategic Housing Market Assessment (SHMA) Update.
Implications for Sustainability Appraisal: The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

DPH8: Affordable Housing														
Reason for Modification: Amended in accordance with DP2, DP2A, MS-08 and MS-17.														
Summary of Main Modifications: Amendment to the policy to align with changes to national policy which no longer requires 25% of affordable homes to be First Homes.														
Implications for Sustainability Appraisal: The proposed amendments to this policy, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.														
Re-appraisal:														
Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 – Health and Wellbeing	3 - Education	4 – Community and Crime	5 – Flooding and Surface Water	6 – Natural Resources	7 – Biodiversity and Geodiversity	8 - Landscape	9 – Cultural Heritage	10 – Climate Change and Transport	11 – Energy and Waste	12 – Water Resources	13 – Economic Regeneration	14 – Economic Growth
Submission	+	+	0	+	0	0	0	0	0	0	0	0	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Sustainability Impact of Modification: Whilst the policy has been amended to align with changes to national policy which no longer requires 25% of affordable homes to be First Homes, its overarching purpose remains unchanged. The policy continues to seek to ensure that an appropriate mix of affordable housing that meets the varied needs of current and future residents is delivered. Overall, the sustainability impacts expected from the modifications to this policy are unlikely to be different to the policy appraised at Submission stage.														

DPH9: First Homes
Reason for Modification: No change
Summary of Main Modifications: N/A
Implications for Sustainability Appraisal:

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

DPH10: Rural Exception Sites
Reason for Modification: No change
Summary of Main Modifications: N/A
Implications for Sustainability Appraisal: This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore, this policy does not require re-appraisal.

DPH11: Dwelling Space Standards
Reason for Modification: No change
Summary of Main Modifications: N/A
Implications for Sustainability Appraisal: This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore, this policy does not require re-appraisal.

DPH12: Accessibility
Reason for Modification: Amended in accordance with DP2A and MS-17
Summary of Main Modifications: Amendment to the policy regarding accessible homes and the threshold for requiring provision. Addressing concerns regarding the potential impact on achieving the identified quantum of dwellings when applying the proposed requirements.
Implications for Sustainability Appraisal: The proposed amendments to this policy, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

Re-appraisal:														
Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 – Health and Wellbeing	3 - Education	4 – Community and Crime	5 – Flooding and Surface Water	6 – Natural Resources	7 – Biodiversity and Geodiversity	8 - Landscape	9 – Cultural Heritage	10 – Climate Change and Transport	11 – Energy and Waste	12 – Water Resources	13 – Economic Regeneration	14 – Economic Growth
Submission	+	+	0	0	0	0	0	0	0	0	0	0	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:
 Whilst the policy has been amended to include a minimum requirement to meet Category 2 – accessible and adaptable dwellings rather than applying this for all new residential dwellings, which could see the sustainability impact reduced for objective (1), its overarching purpose remains unchanged. The policy continues to seek to ensure that development meets and maintains a high standard of accessibility for the safe and easy use for all.

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

DPSC GEN: Significant Sites Requirements														
Reason for Modification: Amended in accordance with DP2, DP2A, MS-08 and MS-17														
Summary of Main Modifications: - Amendment to the policy to provide clarity relating to the approval process intended by Criterion 1. - Amendment to Criterion 8 of the policy to strengthen the delivery of new inter-urban active travel routes to nearby towns.														
Implications for Sustainability Appraisal: The proposed amendments to this policy, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.														
Re-appraisal:														
Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 – Health and Wellbeing	3 - Education	4 – Community and Crime	5 – Flooding and Surface Water	6 – Natural Resources	7 – Biodiversity and Geodiversity	8 - Landscape	9 – Cultural Heritage	10 – Climate Change and Transport	11 – Energy and Waste	12 – Water Resources	13 – Economic Regeneration	14 – Economic Growth
Submission	++	+ +	+	++	++	+	++	++	++	++	++	+ +	+	+
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Sustainability Impact of Modification: Amendments to the policy seek to provide clarity relating to the approval process and to strengthen the delivery of new inter-urban active travel routes to nearby towns. These changes are unlikely to change the appraisal scoring undertaken at the Submission Stage. Overall, the sustainability impacts expected from the modifications to this policy are unlikely to be different to the policy appraised at Submission stage.														

DPSC1: Land to the West of Burgess Hill / North of Hurstpierpoint													
Reason for Modification: Amended in accordance with DP2, DP2A and MS-17													
Summary of Main Modifications: - Amendment to the policy to provide clarity relating to the responsibility for the delivery and for contributions to the active travel route. - Amendment to the policy to provide clarity to its intentions towards the undeveloped land between DPSC1 and the current built up area of Burgess Hill.													
Implications for Sustainability Appraisal: The proposed amendments to this policy, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.													
Re-appraisal:													
	Social				Environmental								Economic

	14 – Economic Growth	13 – Economic Regeneration	12 – Water Resources	11 – Energy and Waste	10 – Climate Change and Transport	9 – Cultural Heritage	8 - Landscape	7 – Biodiversity and Geodiversity	6 – Natural Resources	5 – Flooding and Surface Water	4 – Community and Crime	3 - Education	2 – Health and Wellbeing	1 - Housing	
Submission	++	0	0	-	0	0	-	0	-	0	++	++	+	++	
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
Sustainability Impact of Modification: Amendments to the policy seek to provide clarity relating to the responsibility for the delivery and for contributions to the active travel route and to provide clarity to its intentions towards the undeveloped land between DPSC1 and the current built up area of Burgess Hill. These changes are unlikely to change the appraisal scoring undertaken at the Submission Stage. Overall, the sustainability impacts expected from the modifications to this policy are unlikely to be different to the policy appraised at Submission stage.															

DPSC2: Land at Crabbet Park

Reason for Modification:

Amended in accordance with DP2, DP2A and MS-17

Summary of Main Modifications:

- Amendment to reflect an increase in the yield deliverable within the plan period by 450 dwellings.
- Amendment to the policy to address concerns relating to provide clarity relating to active travel connectivity and bus provision, including improved links to key destinations in Crawley.
- Amendment to the policy to introduce a threshold to limit the scale of retail development at the site to ensure the site does not compete with retail uses on nearby local centres within Crawley.
- Amendment to the policy in relation to updated infrastructure requirements including land for a SEND facility, a new all-through school with 2FE primary rather than 3FE and land as well as financial contributions towards education provision.
- Amendment to the policy to reflect comments received from the High Weald AONB partnership in strengthening the setting of the High Weald National Landscape and the historic landscape and ecological importance of Old Hollow.

Implications for Sustainability Appraisal:

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

Re-appraisal:

Policy Stage	Social				Environmental							Economic		
	1 - Housing	2 – Health and Wellbeing	3 - Education	4 – Community and Crime	5 – Flooding and Surface Water	6 – Natural Resources	7 – Biodiversity and Geodiversity	8 - Landscape	9 – Cultural Heritage	10 – Climate Change and Transport	11 – Energy and Waste	12 – Water Resources	13 – Economic Regeneration	14 – Economic Growth
Submission	++	+	++	++	0	-	-	-	-	0	-	0	+	++
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

The amendments to the policy seek primarily to provide greater clarity regarding active travel connectivity and public transport provision, including improved links to key destinations in Crawley. While these changes could be interpreted as resulting in a minor positive effect against objective (10), the revised wording simply clarifies that active travel connections should be prioritised both within the site and to destinations beyond it, rather than solely throughout the development itself. Likewise, the inclusion of examples of public transport infrastructure, such as bus and/or rail connections, serves to provide additional guidance to developers rather than introduce new policy requirements. Consequently, the sustainability effects identified for objective (10) are not expected to differ from those recorded in the Submission Stage appraisal.

Similarly, the amendments relating to education infrastructure requirements and the introduction of a threshold to limit the scale of retail development are not anticipated to alter the effects identified for objectives (3), (13) and (14). The underlying policy principles remain unchanged, with the modifications representing updates and clarifications rather than substantive policy changes.

The amendment strengthening the policy's approach to conserving the setting of the High Weald National Landscape, together with the historic and ecological significance of Old Hollow, may result in a modest improvement in effects against objective (8), potentially reducing the impact from minor negative to negligible. However, a minor negative effect is still considered likely overall due to the substantial scale of development proposed and the associated potential impacts on landscape character and the setting of the National Landscape. As such, the sustainability effects for objective (8) are not expected to differ materially from those identified at Submission Stage.

Overall, the sustainability effects arising from the proposed modifications are unlikely to differ from those assessed for the policy at Submission Stage.

DPSC3: Land to the South of Reeds Lane, Sayers Common**Reason for Modification:**

Amended in accordance with DP2, DP2A and MS-17

Summary of Main Modifications:

- Amendment to the policy to include a new criterion to demonstrate through the masterplan how the other housing allocations within Sayers Common and the existing surrounding local community can be integrated into the development through new and enhanced active travel links, movement within and outside the site and how any impacts will be mitigated, and the provision and timing of new shared infrastructure interacts with and supplements existing infrastructure in the area.
- Amendment to policy to include delivery of whole yield (2,000) dwellings) within the Plan period.
- Amendment to criterion 11 to include enhancement of the setting of Grade II Listed Buildings Wellington Cottage, North Pottersfield and South Pottersfield Cottages.
- Addition of new criterion to avoid any direct or indirect impacts associated with ancient woodland adjacent to the site including Coombe Wood and Sayers Common Wood.

Implications for Sustainability Appraisal:

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

Re-appraisal:

Social

Environmental

Economic

	14 – Economic Growth	13 – Economic Regeneration	12 – Water Resources	11 – Energy and Waste	10 – Climate Change and Transport	9 – Cultural Heritage	8 – Landscape	7 – Biodiversity and Geodiversity	6 – Natural Resources	5 – Flooding and Surface Water	4 – Community and Crime	3 – Education	2 – Health and Wellbeing	1 – Housing
Submission	++	+	++	++	+	-	0	-	0	+	-	0	+	++
Modification	/	/	/	/	+	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

At Submission Stage, the policy was assigned an overall minor positive effect against objective (10). However, the supporting appraisal commentary noted that, given the scale of development proposed and the likelihood that not all of the community's needs would be met within the site, a degree of reliance on private car use would remain, with corresponding increases in traffic on the surrounding road network. As a result, the overall effect was considered more appropriately characterised as negligible.

Taking this negligible effect as the baseline, the proposed introduction of a new criterion addressing movement both within and beyond the site, together with measures to mitigate transport impacts, is expected to strengthen the policy's support for sustainable travel. Accordingly, the policy is now anticipated to have a minor positive effect against objective (10).

Whilst criterion 11 has been amended to require enhancement of the setting of several Grade II listed buildings, and additional masterplanning requirements may help to reduce adverse effects on the historic character of the area, the delivery of approximately 2,000 dwellings would nevertheless be likely to alter the rural setting of a number of heritage assets. Similarly, the introduction of a new criterion requiring the avoidance of direct and indirect impacts on adjacent ancient woodland may provide additional protection and could result in some improvement in effects against objective (7). However, the proximity of a development of this scale to the woodlands would still be likely to give rise to risks associated with increased recreational pressure, disturbance and habitat degradation. Therefore, the sustainability effects identified for objectives (7) and (9) are not expected to differ materially from those recorded at Submission Stage.

Overall, the sustainability effects arising from the proposed modifications are unlikely to differ significantly from those identified at Submission Stage. The principal exception is objective (10), where the inclusion of strengthened requirements relating to movement and transport is considered sufficient to improve the effect from negligible to minor positive.

DPSC4: Land at Chesapeake and Meadow View, Sayers Common

Reason for Modification:

Amended in accordance with DP2, DP2A and MS-17.

Summary of Main Modifications:

- Minor wording changes with a slight decrease in yield.

Implications for Sustainability Appraisal:

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

DPSC5: Land at Coombe Farm, Sayers Common

Reason for Modification:

Amended in accordance with DP2, DP2A and MS-17

Summary of Main Modifications:

- Correction to inset map of site contained within the plan.
- Amendment to Criterion 4 to preserve or enhance the setting of nearby listed buildings.
- Amendment to Criterion 5 to avoid any direct or indirect impacts associated with areas of ancient wood land on and adjacent to site.

Implications for Sustainability Appraisal:

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

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	++	+	+	+	+	-	+	+	0	+	0	0	0	+
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

Whilst criterion 11 has been amended to require enhancement of the setting of several Grade II listed buildings, and additional masterplanning requirements may help to reduce adverse effects on the historic character of the area, the delivery of approximately 210 dwellings would nevertheless be likely to alter the rural setting of a number of heritage assets. Similarly, the introduction of a new criterion requiring the avoidance of direct and indirect impacts on adjacent ancient woodland may provide additional protection and could result in some improvement in effects against objective (7). However, the proximity of a development of this scale to the woodlands would still be likely to give rise to risks associated with increased recreational pressure, disturbance and habitat degradation. Therefore, the sustainability effects identified for objectives (7) and (9) are not expected to differ materially from those recorded at Submission Stage.

Overall, the sustainability effects arising from the proposed modifications are unlikely to differ significantly from those identified at Submission Stage.

DPSC6: Land to the west of Kings Business Centre, Sayers Common

Reason for Modification:

Amended in accordance with DP2, DP2A and MS-17.

Summary of Main Modifications:

- Minor wording changes with a slight decrease in yield.

Implications for Sustainability Appraisal:

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

DPSC7: Land at LVS Hassocks, Sayers Common

Reason for Modification:

Amended in accordance with DP2, DP2A and MS-17.

Summary of Main Modifications:

- Minor wording changes with a slight increase in yield.

Implications for Sustainability Appraisal:

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

DPA1: Batchelors Farm, Keymer Road, Burgess Hill

Reason for Modification:

Amended in accordance with DP2A.

Summary of Main Modifications:

- Slight decrease in yield.

Implications for Sustainability Appraisal:

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

DPA2: Land at South of Appletree Close, Burgess Hill

Reason for Modification:

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Amendment to policy to add new criterion to mitigate the impact of development on the landscape character of the surrounding area.

Implications for Sustainability Appraisal:

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

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	++	+	+	+	+	-	0	-	0	0	0	0	0	+
Modification	/	/	/	/	/	/	/	0	/	/	/	/	/	/

Sustainability Impact of Modification:

Amendment of the policy to include a new criterion to mitigate the impact of development on the landscape character of the surrounding area is expected to reduce the potential negative effects associated with landscape, with a negligible impact recorded overall for objective (8).

Therefore, the sustainability effects arising from the proposed modifications are to improve from those identified at Submission Stage.

DPA3: Burgess Hill Station, Burgess Hill

Reason for Modification:

Amended in accordance with DP2, DP2A and MS-17

Summary of Main Modifications:

- Amendment to yield to increase to 375 dwellings.

- Amendment to policy to include new criterion to avoid any direct or indirect impacts associated with areas of ancient woodland on and adjacent to site.

Implications for Sustainability Appraisal:

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

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	++	++	++	++	+	+	0	+	0	++	-	0	++	+
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

The introduction of a new criterion requiring the avoidance of direct and indirect impacts on adjacent ancient woodland may provide additional protection and could result in some improvement in effects against objective (7). However, the proximity of a development of this scale to the woodlands would still be likely to give rise to risks associated with increased recreational pressure, disturbance and habitat degradation. Therefore, the sustainability effects identified for objective (7) are not expected to differ materially from those recorded at Submission Stage.

Overall, the sustainability effects arising from the proposed modifications are unlikely to differ significantly from those identified at Submission Stage.

DPA3a: Allotment Site – Nightingale Lane, Burgess Hill

Reason for Modification:

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Minor wording changes for clarification and consistency.

Implications for Sustainability Appraisal:

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

DPA4: Land off West Hoathly Road, East Grinstead

Reason for Modification:

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Minor wording changes for clarification and consistency.

Implications for Sustainability Appraisal:

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

DPA5: Land at Hurstwood Lane, Haywards Heath

Reason for Modification:

No change

Summary of Main Modifications: N/A
Implications for Sustainability Appraisal: This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore, this policy does not require re-appraisal.

DPA6: Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath
Reason for Modification: No change
Summary of Main Modifications: N/A
Implications for Sustainability Appraisal: This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore, this policy does not require re-appraisal.

DPA7: Land east of Borde Hill Lane, Haywards Heath
Reason for Modification: Amended in accordance with DP2, DP2A and MS-17
Summary of Main Modifications: - Amendment to yield to increase to 117 dwellings. - Amendment to policy to include new criterion to ensure fencing, drainage and other protections are in place to prevent impacts on the railway and underpass used by the public right of way that runs along the southern boundary of the site.
Implications for Sustainability Appraisal: The proposed amendments to this policy, means the revised policy is distinct from the options appraised within the Submission Sustainability Appraisal. This means that a re-appraisal is necessary.

Re-appraisal:														
Policy Stage	Social				Environmental							Economic		
	1 - Housing	2 – Health and Wellbeing	3 - Education	4 – Community and Crime	5 – Flooding and Surface Water	6 – Natural Resources	7 – Biodiversity and Geodiversity	8 - Landscape	9 – Cultural Heritage	10 – Climate Change and Transport	11 – Energy and Waste	12 – Water Resources	13 – Economic Regeneration	14 – Economic Growth
Submission	+	+	+	+	0	-	0	0	0	+	0	0	0	+
Modification	++	/	/	/	/	/	/	/	/	/	-	/	/	/

Sustainability Impact of Modification: Amendment to the policy to increase the yield significantly from that proposed at Submission Stage, is expected to improve the sustainability impact on objective (1) from a minor positive to a major positive. However, this would lead to a minor negative in relation to objective (11), Energy and Waste, owing to the significant increase of new dwellings which would lead to increased energy consumption and waste generation to some extent. Overall, the sustainability effects arising from the proposed modifications are likely to slightly differ from those identified at Submission Stage however, the majority of sustainability effects remain unchanged to those appraised at Submission Stage.
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DPA8: Orchards Shopping Centre
Reason for Modification:

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Minor wording changes for clarification and consistency.

Implications for Sustainability Appraisal:

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

DPA9: Land to west of Turners Hill Road, Crawley Down

Reason for Modification:

Amended in accordance with DP2, DP2A and MS-17

Summary of Main Modifications:

- Amendment to yield to increase to 193 dwellings.
- Amendment to policy to amend criterion 3 to avoid any direct or indirect impacts associated with ancient woodland on and adjacent to site.
- Amendment to policy to amend criterion 11 to reference of “country park” to countryside open space.

Implications for Sustainability Appraisal:

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

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	++	+	+	+	+	-	0	0	0	0	-	0	0	+
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

The amendment of criterion 3 requiring the avoidance of direct and indirect impacts on adjacent ancient woodland may provide additional protection and could result in some improvement in effects against objective (7). However, the proximity of a development of this scale to the woodlands would still be likely to give rise to risks associated with increased recreational pressure, disturbance and habitat degradation. Therefore, the sustainability effects identified for objective (7) are not expected to differ materially from those recorded at Submission Stage.

At Submission Stage, the provision of a country park was one of a few measures to reduce or mitigate adverse impacts on the rural landscape. The amendment to criterion 11 to reference of “country park” to countryside open space is not a material difference that would affect sustainability objective (8) from a negligible impact on the landscape.

Overall, the sustainability effects arising from the proposed modifications are unlikely to differ significantly from those identified at Submission Stage.

DPA10: Hurst Farm, Turners Hill Road, Crawley Down

Reason for Modification:

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Minor wording changes for clarification and consistency, including yield change of additional 37 dwellings.

Implications for Sustainability Appraisal:

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

DPA11: Land rear of 2 Hurst Road, Hassocks**Reason for Modification:**

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Minor wording changes for clarification and consistency.

Implications for Sustainability Appraisal:

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

DPA12: Land west of Kemps, Hurstpierpoint**Reason for Modification:**

Amended in accordance with DP2, DP2A and MS-17.

Summary of Main Modifications:

- Minor wording changes for clarification and consistency.

Implications for Sustainability Appraisal:

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

DPA13: The Paddocks, Lewes Road, Ashurst Wood**Reason for Modification:**

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Minor wording changes for consistency.

Implications for Sustainability Appraisal:

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

DPA14: Land at Foxhole Farm, Bolney**Reason for Modification:**

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Amendment to policy to amend criterion 1 to preserve or enhance the setting of nearby listed buildings.
- Amendment to policy to amend criterion 6 to reference of “country park” to countryside open space.
- Amendment to policy to amend criterion 7 to provide on-site community facility suitable for uses falling within E(e), E(f) or F(1)(a).

Implications for Sustainability Appraisal:

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

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	++	0	-	+	0	-	0	0	0	-	-	0	0	+
Modification	/	/	/	++	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

Whilst criterion 1 has been amended to require enhancement of the setting of several Grade II listed buildings, and additional masterplanning requirements may help to reduce adverse effects on the historic character of the area, the delivery of approximately 200 dwellings would nevertheless be likely to alter the rural setting of a number of heritage assets. Therefore, the sustainability effects identified for objective (9) are not expected to differ materially from those recorded at Submission Stage.

At Submission Stage, the provision of a country park was one of a few measures to reduce or mitigate adverse impacts on the rural landscape. The amendment to criterion 11 to reference of “country park” to countryside open space is not a material difference that would affect sustainability objective (8) from a negligible impact on the landscape.

Amendment to criterion 7, replacing the reference to exploring opportunities to enhance education provision within the village with the provision of an on-site community facility, means that the sustainability impact on objective (3) Education would remain a minor negative effect. However, the inclusion of an on-site community facility is likely to enhance local community provision, resulting in a major positive effect against objective (4) Community and Crime. This represents an improvement from the minor positive effect identified at the Submission Stage.

Overall, the sustainability effects arising from the proposed modifications are likely to slightly differ from those identified at Submission Stage however, the majority of sustainability effects remain unchanged to those appraised at Submission Stage.

DPA15: Ham Lane Farm House, Ham Lane, Scaynes Hill

Reason for Modification:

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Amendment to policy to amend criterion 1 to avoid any direct or indirect impacts associated with ancient woodland on and adjacent to site.

Implications for Sustainability Appraisal:

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

Re-appraisal:

	Social	Environmental	Economic
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	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	+	+	+	+	+	-	0	0	0	0	0	0	0	+
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Sustainability Impact of Modification: The amendment of criterion 1 requiring the avoidance of direct and indirect impacts on adjacent ancient woodland may provide additional protection and could result in some improvement in effects against objective (7). However, the proximity of a development of this scale to the woodlands would still be likely to give rise to risks associated with increased recreational pressure, disturbance and habitat degradation. Therefore, the sustainability effects identified for objective (7) are not expected to differ materially from those recorded at Submission Stage. Overall, the sustainability effects arising from the proposed modifications are unlikely to differ significantly from those identified at Submission Stage.														

DPA16: Land west of North Cottages and Challoners, Cuckfield Road, Ansty

Reason for Modification:

Amended in accordance with DP2 and DP2A.

Summary of Main Modifications:

- Minor wording changes for consistency.

Implications for Sustainability Appraisal:

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

DPA17: Land to the west of Marwick Close, Bolney Road, Ansty

Reason for Modification:

Amended in accordance with DP2, DP2A and MS-17.

Summary of Main Modifications:

- Slight decrease in yield.

Implications for Sustainability Appraisal:

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

DPA18: Land at Byanda, Hassocks

Reason for Modification:

No change

Summary of Main Modifications:

N/A

Implications for Sustainability Appraisal:

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

DPA19: Land at Hyde Lodge, Handcross

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

DPI1: Infrastructure Provision
Reason for Modification: No change
Summary of Main Modifications: N/A
Implications for Sustainability Appraisal: This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore, this policy does not require re-appraisal.

DPI2: Planning Obligations
Reason for Modification: Amended in accordance with DP2 and DP2A.
Summary of Main Modifications: Minor wording changes for consistency.
Implications for Sustainability Appraisal: The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

DPI3: Major Infrastructure Projects
Reason for Modification: Amended in accordance with DP2 and DP2A.
Summary of Main Modifications: Minor wording changes for clarification.
Implications for Sustainability Appraisal: The modifications proposed to this policy relate to supporting text, factual updates or changes to improve clarity. The changes would not alter the policy so much that it would be distinct from the options already appraised within the Submission Sustainability Appraisal, and therefore a re-appraisal is not required.

DPI4: Communications Infrastructure
Reason for Modification: No change
Summary of Main Modifications: N/A
Implications for Sustainability Appraisal: This policy has not changed since Submission stage, therefore the appraisal within the Submission Sustainability Appraisal is still relevant. Therefore, this policy does not require re-appraisal.

DPI5: Open Space, Sport and Recreational Facilities
Reason for Modification: Amended in accordance with MS-08.
Summary of Main Modifications:

- Minor wording changes for clarification and consistency.

Implications for Sustainability Appraisal:

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

DPI6: Community and Cultural Facilities and Local Services

Reason for Modification:

Amended in accordance with DP2A and MS-08.

Summary of Main Modifications:

- Redrafting of policy wording to give substantial weight to the benefits of providing new or improved public service infrastructure and community facilities.
- Amendment of policy wording to express encouragement towards new community facilities in line with national policy.

Implications for Sustainability Appraisal:

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

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 - Health and Wellbeing	3 - Education	4 - Community and Crime	5 - Flooding and Surface Water	6 - Natural Resources	7 - Biodiversity and Geodiversity	8 - Landscape	9 - Cultural Heritage	10 - Climate Change and Transport	11 - Energy and Waste	12 - Water Resources	13 - Economic Regeneration	14 - Economic Growth
Submission	0	+	0	+	0	0	0	0	0	0	0	0	0	+
Modification	/	++	/	++	/	/	/	/	/	/	/	/	/	++

Sustainability Impact of Modification:

The policy has been redrafted to ensure substantial weight is given to the benefits of providing new or improved and local service infrastructure and community facilities, as well as, encouraging new community facilities in line with national policy. As a result, it is anticipated that a major positive sustainability impact is now expected for objective (2), (4) and (14).

Overall, the sustainability effects arising from the proposed modifications are likely to slightly differ from those identified at Submission Stage however, the majority of sustainability effects remain unchanged to those appraised at Submission Stage.

DPI7: Water and Wastewater Infrastructure

Reason for Modification:

Amended in accordance with DP2A, MS-08 and MS-09.

Summary of Main Modifications:

- Amendment of policy wording to ensure consistency with national policy and DEFRA guidance on wastewater responsibilities.

- Addition to policy wording to include 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.

Implications for Sustainability Appraisal:

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

Re-appraisal:

Policy Stage	Social				Environmental								Economic	
	1 - Housing	2 – Health and Wellbeing	3 - Education	4 – Community and Crime	5 – Flooding and Surface Water	6 – Natural Resources	7 – Biodiversity and Geodiversity	8 - Landscape	9 – Cultural Heritage	10 – Climate Change and Transport	11 – Energy and Waste	12 – Water Resources	13 – Economic Regeneration	14 – Economic Growth
Submission	0	+	0	0	0	0	0	0	0	0	0	++	0	0
Modification	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Sustainability Impact of Modification:

Whilst the policy wording has been amended to ensure consistency with national policy and DEFRA guidance, as well as including Grampian conditions where necessary, it is unlikely that this would alter the sustainability impacts appraised at Submission Stage.

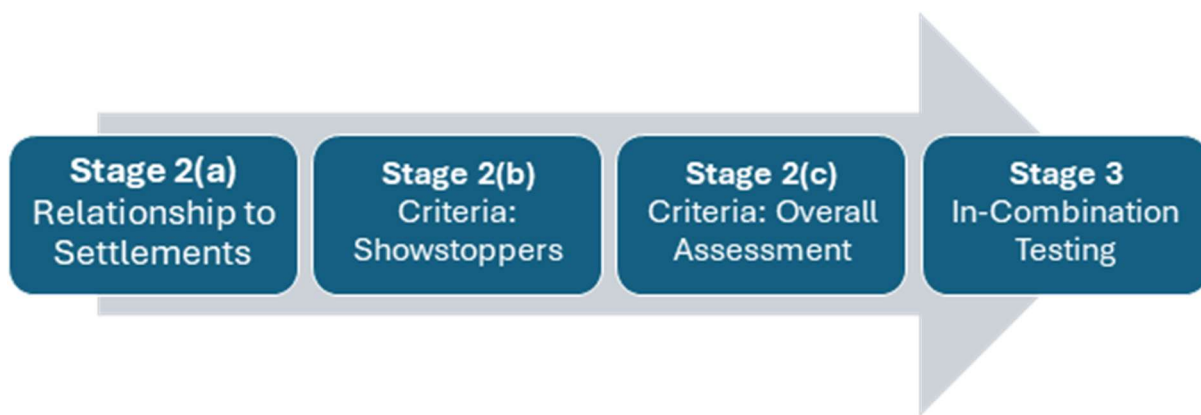
Overall, the sustainability impacts expected from the modifications to this policy are unlikely to be different to the policy appraised at Submission stage.

Policy Appraisals – Conclusion

- 4.8 As expected, the Main Modifications largely show no impact on the objectives (as demonstrated by the amount of “/” scores) although it was necessary to test this through the appraisals.
- 4.9 From the amount of scores that have changed as a result of the Main Modifications, the majority are shows to have a move positive impact compared to the policies appraised at Submission Stage. Importantly, there is one instance of a negative arising from the Main Modifications and this is in relation to a significant yield change from one of the proposed site allocations (DPA7). This shows that the changes made to the District Plan policies in order to ensure soundness is unlikely to impact the sustainability of the plan.

5. Site Appraisals

- 5.1 As part of the preparation of the District Plan Review, and to inform decisions on which sites should be allocated for development, the Council undertook a robust and comprehensive site selection process to identify, assess and score potential development sites. The methodology used for the site selection process, together with the associated conclusions paper, is set out in SSP1. The site selection process comprised the following stages:



- 2(a) Relationship to Settlements** – Sites that are disconnected from existing settlements and or of a size which means that they cannot provide significant on-site facilities / services (and are therefore not likely to represent sustainable development as set out in the NPPF_ were rejected at this stage. An assessment was made as the degree of separation from an existing built-up area boundary (as defined on the Policies Maps). The assessment was based on the consideration of:

 - Proximity of site to defined built up area boundary;
 - Physical separation of site from existing built-up area by features such as ancient woodland and watercourses;
 - Ability to safely access the site, on foot via existing footpath from nearest settlement.

The sites rejected at this stage were not subject to assessment against the selection criteria at stages 2(b) and 2(c) as they do not represent sustainable development.
- 2(b) Showstoppers** - Showstoppers are those environmental constraints and deliverability considerations for which the site assessment can result in very negative impact against the site assessment criteria. This approach is supported by the NPPF which is clear that development in the most environmentally sensitive locations (i.e., Ancient Woodland/AONB) should be avoided. Sites with the greatest constraints i.e. showstoppers, or where a significant proportion of a site is affected have been excluded from further assessment at this stage. This enabled the detailed assessment to strictly focus on those sites most likely to be considered reasonable alternatives.
- 2(c) Overall assessment** - The sites left in the pool of sites once stage 2(a) and 2 (b) were completed where subject to assessment against the 14 detailed assessment criteria. Sites classified as “Significant” (1,000+ dwellings) were also subject to additional testing against the criteria/questions set out in the methodology. Sites rejected at this stage were not subject to further assessment and were not included in the ‘Development Scenarios’ that were tested at stage 3.
- Stage 3: Scenario / In-Combination Testing** - All sites that progressed past stage 2(c) have been developed into development scenarios, which have been subject to further assessment through the Sustainability Appraisal. All sites considered to have potential for allocation at the end of stage 2 have been assessed against the Sustainability Framework as set out in the Sustainability Appraisal (SA) to consider the sustainability credentials of each site independently and cumulatively. The findings of this work helped to identify potential scenarios to address the housing need in the district and corresponding preferred options. The most sustainable scenario has then been subject to further evidence testing including, transport modelling, Habitats Regulations Assessment, Air Quality Modelling and

Viability Assessment. Stage 3 also identified sites to be rejected on the grounds that they are not suitable/deliverable.

For the purposes of the Regulation 18 and Regulation 19 Sustainability Appraisals, all sites that has reached Stage 3 of the Site Selection Methodology were appraised. This was the threshold by which the Council determined a site was a “reasonable alternative”.

- 5.2 At Submission stage, the District Plan proposed the allocation of three sustainable communities and seventeen smaller site allocations. All proposed site allocations were appraised at Submission stage and a number of reasonable alternative sites were also appraised. All appraisals and conclusions from these sites are contained in the Regulation 19 Sustainability Appraisal [DP7].
- 5.3 As set out in section 3, following the examination hearings the Inspector asked the Council to, as far as possible, identify sufficient additional housing sites to meet a requirement towards the upper end of an overall housing target range of 1,200 to 1,300dpa. This has in some cases meant reviewing yields of existing proposed housing allocations as well as identifying and allocating further sites. The Council published a methodology for selecting the sites for the long list [MS-14] which the Inspector has agreed [IDJB-12].
- 5.4 On 15th May 2026, the Council published its list of 35 additional sites which would be subject to Stage 3: Scenario / In-Combination Testing. The majority of additional sites identified had already been appraised as a reasonable alternative in the Regulation 19 Sustainability Appraisal with other reasonable alternative sites remaining that are not being considered within the 35 additional sites. New sites or those sites that now reach Stage 3 of as a result of the revised methodology [MS-14] have been appraised and set out below.
- 5.5 This section should therefore be read in conjunction with the Submission Regulation 19 Sustainability Appraisal – the appraisals below supplement and update the appraisals undertaken at previous stages of the SA process.
- 5.6 As set out in the methodology (section 2) the following symbols have been used:

Impact significance	Impact symbol
Major negative impact on the sustainability objective	--
Minor negative impact on the sustainability objective	-
Negligible or no impact on the sustainability objective	0
Uncertain whether impacts would be positive or adverse	+ / -
Minor positive impact on the sustainability objective	+
Major positive impact on the sustainability objective	++

Site Appraisals

Site Options: Albourne					
Settlement Category: 3					
Reasonable Alternatives for Assessment					
A: Grange View House, London Road, Albourne. SHELAA #775. Units: 10 B: Phase 1 Swallows Yard, London Road, Albourne. SHELAA #789. Units: 46 C: Land east of London Road, Albourne. SHELAA #1173. Units: 250 D: Land north of Henfield Road, Albourne. SHELAA #1178. Units: 20					
Objective	A – Grange View House	B – Phase 1 Swallows	C – Land east of London Road	D – Land north of Henfield Road	Assessment
1 – Housing	+	+	++	+	Site options (a) , (b) and (d) would all involve a supply of housing however, option (c) could make a significant contribution towards housing supply.
2 – Health and Wellbeing	-	+	-	+	All site options are located more than a 20 minute walk from the nearest GP surgery. Options (a) and (c) are also within 200m of a main road which could impact the health and wellbeing of future residents. Options (b) and (d) however, are located over 200m from a main road.
3 – Education	-	0	0	0	All site options are located over 1.5km of a secondary school and over 3km of a further education facility. Options (b) , (c) and (d) are located less than a 10 minute walk from the nearest primary school whereas, option (a) is less than a 15 minute walk of a primary school.
4 – Community and Crime	+	+	++	++	All site options are located within 10 minute walk or public transport to the nearest community facility. Options (a) and (b) are over 150m from the built-up area boundary whereas options (b) and (d) are under 150m from the built-up area boundary.
5 - Flooding and Surface Water	+	+	0	0	All site options are within Flood Zone 1 however, options (c) and (d) are within risk of surface water flooding.
6 – Natural Resources	0	-	-	-	Option (a) lies within previously developed land in comparison to options (b) , (c) and (d) . Option (a) coincides with a Mineral Safeguarding Area.
7 – Biodiversity and Geodiversity	0	0	0	0	There are no formal biodiversity designations (Ancient Woodland, SSSI, Local Nature Reserve, etc) on or adjacent to any of the site options.
8 – Landscape	-	-	-	-	All site options are outside of the High Weald National Landscape but have low/medium landscape capacity.
9 – Cultural Heritage	0	0	0	0	All sites have no or little constraints in terms of listed buildings and conservation areas.
10 – Climate Change and Transport	+	+	+	+	Overall, all site options are unlikely to contribute to negative impacts on climate change and transport.

11 – Energy and Waste	-	-	--	-	All site options are likely to impact on the amount of energy and waste generated due to additional population from housing however, due to the higher number of units proposed, option (c) is likely to have more of a significant impact.
12 – Water Resources	-	-	-	-	All site options are within 200m of a watercourse.
13 – Economic Regeneration	++	++	++	++	All site options are within a 15 minute walk and 30 minutes via public transport from retail.
14 – Economic Growth	0	+	+	+	All site options are within 5km of key employment areas (retail parks, industrial estates and major local employment floorspace. Option (a) would result in a new decrease in employment floorspace.

Site Options: Ashurst Wood		
Settlement Category: 3		
Reasonable Alternatives for Assessment		
A: Land at Brambletye School, Lewes Road. SHELAA #1175. Units: 25		
Objective	A – Land at Brambletye School	Assessment
1 – Housing	+	The site option would make a positive contribution to housing.
2 – Health and Wellbeing	-	The site is within a 20 minute walk to the nearest GP surgery and within 200m of a main road. It is also over 300m from open green space.
3 – Education	-	The site is within a 20 minute walk to the nearest primary school, over 1.5km of a secondary school, over 3km of a further education facility.
4 – Community and Crime	++	The site is within a 10 minute walk or public transport from community facilities.
5 - Flooding and Surface Water	+	The site is within Flood Zone 1 and not in an area at risk of surface water flooding.
6 – Natural Resources	-	The site is greenfield land and coincides with a Mineral Safeguarding Area.
7 – Biodiversity and Geodiversity	0	The site is within 7km of Zone of Influence for Ashdown Forest SAC/SPA. It is also within or adjacent to Ancient Woodland. There are no impacts on other biodiversity assets.
8 – Landscape	-	The site lies within the High Weald National Landscape with identified moderate impacts.
9 – Cultural Heritage	0	The site has no or little constraints in terms of listed buildings and conservation areas.
10 – Climate Change and Transport	+	The site lies within 200m from a main road and is over a 15 minute walk from a train station, however, is within a 15 minute walk to the nearest convenience store and local facilities.
11 – Energy and Waste	-	The site is likely to impact on the amount of energy and waste generated due to additional population from housing.
12 – Water Resources	-	The site is within 200m of a watercourse.

13 – Economic Regeneration	++	The site is within a 15 minute walk and 30 minutes via public transport from retail provision.
14 – Economic Growth	+	The site is within 5km of key employment areas (retail parks, industrial estates and major local employers).

Site Options: Balcombe				
Settlement Category: 3				
Reasonable Alternatives for Assessment				
A: Land south of Oldlands Avenue (Vintens Nursery), Balcombe. SHELAA #165. Units: 20 B: Area south of Redbridge Lane at junction with London Road, Balcombe. SHELAA #28. Units: 15 C: The Walled Garden, behind the Scout Hut, London Road, Balcombe. SHELAA #25. Units: 8				
Objective	A – Vintens Nursery	B – Area south of Redbridge Lane	C – The Walled Garden	Assessment
1 – Housing	+	+	+	All site options would make a positive contribution to housing.
2 – Health and Wellbeing	+	+	+	All site options are located over 200m from a main road and are within 300m of open greenspace. Options (b) and (c) are within a 10 minute walk to the nearest GP surgery whilst option (a) is within a 15 minute walk.
3 – Education	-	0	+	Option (a) is within a 15 minute walk of the nearest primary school whereas options (b) and (c) are within a 10 minute walk. All site options are over 1.5km of the nearest secondary school and over 3km of a further education facility.
4 – Community and Crime	++	++	+	Options (a) and (b) are within a 10 minute walk or public transport from community facilities whereas, option (c) is within a 15 minute walk or 30 minutes via public transport.
5 - Flooding and Surface Water	0	+	+	All site options are within Flood Zone 1 however, option (a) is within a low and medium risk of surface water flooding.
6 – Natural Resources	-	-	-	All site options are greenfield land and coincide with a Mineral Safeguarding Area.
7 – Biodiversity and Geodiversity	-	0	0	Options (b) and (c) are located adjacent to Ancient Woodland whereas, option (a) coincides with Ancient Woodland.
8 – Landscape	-	-	-	All site options are within the High Weald National Landscape.
9 – Cultural Heritage	0	0	0	
10 – Climate Change and Transport	++	++	++	All site options are within a 15 minute walk from a train station and within a 15 minute walk to the nearest convenience store and local facilities.
11 – Energy and Waste	-	-	0	The site is likely to impact on the amount of energy and waste generated due to additional population from housing however, as the proposal for option (c) is for less than 10 dwellings, this is likely to have less of an impact.
12 – Water Resources	-	-	-	All site options are within 200m of a watercourse.

13 – Economic Regeneration	++	++	+	Options (a) and (b) are within a 15 minute walk and 30 minutes via public transport to retail provision whereas, option (c) is over a 15 minute walk and 30 minutes via public transport.
14 – Economic Growth	+	+	+	All site options are within 5km of key employment areas (retail parks, industrial estates and major local employers).

Site Options: Bolney				
Settlement Category: 3				
Reasonable Alternatives for Assessment				
A: Foxhole Farm Buildings, Foxhole Lane, Bolney. SHELAA #802. Units: 20				
B: Land north of Foxhole Farm buildings, Bolney. SHELAA #1191. Units: 13				
Objective	A – Foxhole Farm Buildings	B – Land north of Foxhole Farm buildings	Assessment	
1 – Housing	+	+	All site options would make a positive contribution to housing.	
2 – Health and Wellbeing	-	-	All site options are over 200m of a main road however, all site options are over a 20 minute walk to the nearest GP surgery and over 300m from open greenspace.	
3 – Education	-	-	All site options are within a 20 minute walk of the nearest primary school and over 1.5km of a secondary school and over 3km of a further education facility.	
4 – Community and Crime	+	+	All site options are within a 10 minute walk or within 30 minutes via public transport from community facilities.	
5 - Flooding and Surface Water	+	+	All site options are within Flood Zone 1 and within low risk of surface water flooding.	
6 – Natural Resources	-	-	All site options are greenfield land and coincide with a Mineral Safeguarding Area.	
7 – Biodiversity and Geodiversity	0	0	No impacts are identified on biodiversity assets.	
8 – Landscape	0	0	No or low impacts are identified on landscape.	
9 – Cultural Heritage	0	0		
10 – Climate Change and Transport	+	+	All site options are over 200m from a main road and within a 15 minute walk to a convenience store. All site options are over a 15 minute walk from a train station and over 30 minutes via public transport from local facilities.	
11 – Energy and Waste	-	-	The site is likely to impact on the amount of energy and waste generated due to additional population from housing.	
12 – Water Resources	-	-	All site options are within 200m of a watercourse.	
13 – Economic Regeneration	-	-	All site options are over a 15 minute walk or 30 minutes via public transport to retail provision.	
14 – Economic Growth	+	+	All site options are within 5km of key employment areas (retail parks, industrial estates and major local employers).	

Site Options: Burgess Hill	
Settlement Category: 1	
Reasonable Alternatives for Assessment	

A: Land east and west of Malthouse Lane. SHELAA #1105. Units: 750

Objective	A – Land east and west of Malthouse Lane	Assessment
1 – Housing	++	This site option would make a significant positive contribution to housing.
2 – Health and Wellbeing	-	This site option is within 200m of a main road and over 20 minute walk to the nearest GP surgery.
3 – Education	+	The site is over a 20 minute walk to the nearest primary school but within 1.5km of a secondary school and within 3km of a further education facility.
4 – Community and Crime	0	The site is within a 15 minute walk or 30 minutes via public transport from community facilities.
5 - Flooding and Surface Water	--	The site is adjacent to Flood Zone 2/3 and within high risk of flooding.
6 – Natural Resources	--	The site is over 20ha+ of greenfield land and coincides with a Mineral Safeguarding Area. This site is within Grade 3 Agricultural Land Classification.
7 – Biodiversity and Geodiversity	0	No or low impacts are identified on biodiversity assets.
8 – Landscape	-	This site may alter views of predominantly rural or countryside landscape, and increase risk of future development spreading into wider landscape.
9 – Cultural Heritage	0	No or low impacts are identified on heritage assets.
10 – Climate Change and Transport	++	The site is within a 15 minute walk from local facilities and convenience store. The site rated as having excellent bus service.
11 – Energy and Waste	--	The site is likely to impact significantly on the amount of energy and waste generated due to additional population from housing.
12 – Water Resources	-	The site is within 200m of a watercourse.
13 – Economic Regeneration	++	The site is within 15 minute walk from retail provision.
14 – Economic Growth	++	The site proposes a net increase in employment floorspace.

Site Options: Copthorne

Settlement Category: 2

Reasonable Alternatives for Assessment

A: Courthouse Farm, Copthorne Common Road, Copthorne. SHELAA #990. Units: 86

	A – Courthouse Farm	
Objective		Assessment
1 – Housing	+	The site option would make a positive contribution to housing.
2 – Health and Wellbeing	+	The site is within a 15 minute walk to the nearest GP facility and within 300m of open greenspace however, is within 200m of a main road.
3 – Education	0	The site is within a 15 minute walk to the nearest primary school nit over 1.5km of a secondary school.
4 – Community and Crime	+	The site is within a 10 minute walk and 30 minute public transport from community facilities.
5 - Flooding and Surface Water	0	The site is within Flood Zone 1 however, within a low and medium risk of surface water flooding.
6 – Natural Resources	-	The site is greenfield land and coincides with a Mineral Safeguarding Area.
7 – Biodiversity and Geodiversity	0	No or low impacts are identified on biodiversity assets.
8 – Landscape	0	No or low impacts are identified on landscape.
9 – Cultural Heritage	0	No or low impacts are identified on heritage assets.
10 – Climate Change and Transport	+	The site is within a 15 minute walk from local facilities and to a convenience store however, is within 200m from a main road and over a 15minute walk from a train station.
11 – Energy and Waste	-	The site is likely to impact on the amount of energy and waste generated due to additional population from housing.
12 – Water Resources	-	The site is within 200m of a watercourse.
13 – Economic Regeneration	++	The site is within a 15 minute walk and 30 minutes via public transport to retail provision.
14 – Economic Growth	+	The site is within 5km of employment areas (retail parks, industrial estates and major local employers).

Site Options: Crawley Down		
Settlement Category: 2		
Reasonable Alternatives for Assessment		
A: Land to the rear of The Martins (south of Hophurst Lane), Crawley Down. SHELAA #686. Units: 150		
	A – Land to the rear of The Martins	
Objective		Assessment
1 – Housing	++	This site option would make a significant positive contribution to housing.
2 – Health and Wellbeing	+	This site option is within a 20 minute walk to the nearest GP surgery and over 200m from a main road however, is over 300m from open greenspace.

3 – Education	-	This site option is within a 20 minute walk to the nearest primary school however, is over 1.5km of a secondary school and over 3km from a further education facility.
4 – Community and Crime	+	The site is within a 15 minute walk and 10 minutes via public transport from community facilities.
5 - Flooding and Surface Water	-	This site option is within Flood Zone 1 but within a high risk of surface water flooding.
6 – Natural Resources	-	This site option is greenfield land and coincides with a Mineral Safeguarding Area.
7 – Biodiversity and Geodiversity	-	This site option lies immediately adjacent to Ancient Woodland and Local Wildlife Site.
8 – Landscape	-	This site option is classed as having a medium capacity in landscape terms and proposals may increase risk of future development spreading into the wider landscape.
9 – Cultural Heritage	0	No or low impacts are identified on heritage assets.
10 – Climate Change and Transport	+	The site is over 200m from a main road and within a 15 minute walk and 30 minutes via public transport from local facilities.
11 – Energy and Waste	--	The site is likely to impact significantly on the amount of energy and waste generated due to additional population from housing.
12 – Water Resources	-	This site option is within 200m of a watercourse.
13 – Economic Regeneration	+++	This site option is within a 15 minute walk and 30 minutes via public transport from retail provision.
14 – Economic Growth	+	This site option is within 5km of key employment areas (retail parks, industrial estates and major local employers).

Site Options: East Grinstead					
Settlement Category: 1					
Reasonable Alternatives for Assessment					
A: 1-5 Queens Walk and 22-26 London Road, East Grinstead. SHELAA #961. Units: 100 B: Land at Brook House Farm, Turners Hill Road, East Grinstead. SHELAA #1024. Units: 45 C: Land north of Hill Place Farm Buildings, Turners Hill Road, East Grinstead. SHELAA #1060. Units: 50 D: Land east of West Hoathly Road, East Grinstead. SHELAA #1181. Units: 20					
Objective	A – 1-5 Queens Walk and 22-26 London Road	B – Land at Brook House Farm	C – Land north of Hill Place Farm	D – Land east of West Hoathly Road	Assessment
1 – Housing	++	+	+	+	Site options (b) , (c) and (d) would make a significant positive contribution to housing however, option (a) would make a significant positive contribution.
2 – Health and Wellbeing	+	+	+	+	All site options are over 200m of a main road. Option (a) is within a 10 minute walk to the nearest GP surgery, option (b) is within a 15 minute walk and options (c) and (d) are within a 20 minute walk.
3 – Education	++	-	-	+	Site options (a) and (d) are within a 10 minute walk to the nearest primary school, option (b) is within a 15 minute walk and option (c) is within a 20 minute walk. Option (a) is within 1.5km of a

					secondary school whilst the other site options are over 1.5km.
4 – Community and Crime	++	+	+	++	Site options (a) and (d) are within a 10 minute walk or public transport from community facilities whereas, options (b) and (c) are within a 15 minute walk or 30 minutes via public transport.
5 – Flooding and Surface Water	0	0	+	+	All site options are within Flood Zone 1 however, options (a) and (b) are within low and medium risk of surface water flooding.
6 – Natural Resources	+	-	-	-	Site option (a) is previously developed land and classed as 'urban', whereas options (b), (c) and (d) are greenfield land.
7 – Biodiversity and Geodiversity	0	0	0	0	No or low impacts are identified on biodiversity assets for all site options.
8 – Landscape	0	-	0	-	Site options (b) and (d) are within the High Weald National Landscape with identified moderate impacts. Option (a) and (c) are unlikely to have an impact or have a low impact on designated or local landscape.
9 – Cultural Heritage	0	0	0	0	No or low impacts are identified on heritage assets for all site options.
10 – Climate Change and Transport	++	++	++	+	All site options are located over 200m from a main road and are within a 15 minute walk from local facilities. Site option (d) is over a 15 minute walk from a train station whereas, options (a), (b) and (c) are within a 15 minute walk.
11 – Energy and Waste	-	-	-	-	All site options are likely to impact on the amount of energy and waste generated due to additional population from housing.
12 – Water Resources	0	-	0	-	Site options (b) and (d) are within 200m of a watercourse.
13 – Economic Regeneration	++	++	++	-	Site options (a), (b) and (c) are within a 15 minute walk and 30 minutes via public transport from retail provision whereas, option (d) is over a 15 minute walk or 30 minutes via public transport.
14 – Economic Growth	0	+	0	+	Site options (a) and (c) would result in a loss of employment floorspace however, all sites options are within 5km of key employment areas (retail parks, industrial estates and major local employers).

Site Options: Handcross

Settlement Category: 3

Reasonable Alternatives for Assessment

A: Land west of Truggers, Handcross. SHELAA #181. Units: 105

	A – Land west of Truggers	
Objective		Assessment
1 – Housing	++	This site option would make a significant positive contribution to housing.
2 – Health and Wellbeing	+	This site option is within a 15 minute walk to the nearest GP surgery and within 200m of open greenspace however, this site is within 200m of a main road.
3 – Education	-	This site option is within a 15 minute walk to the nearest primary school however, is over 1.5km of a secondary school and over 3km of a further education facility.
4 – Community and Crime	+	This site option is within a 15 minute walk or 30 minutes via public transport from community facilities.
5 - Flooding and Surface Water	+	This site option is within Flood Zone 1 and within a very low risk of surface water flooding.
6 – Natural Resources	-	This site option is greenfield land, of which classed as Grade 3 agricultural land.
7 – Biodiversity and Geodiversity	-	This site option coincides with a veteran tree, local wildlife site and lies immediately adjacent to ancient woodland.
8 – Landscape	-	This site option is within the High Weald National Landscape with identified moderate impacts.
9 – Cultural Heritage	0	No or low impacts are identified on heritage assets.
10 – Climate Change and Transport	+	This site option is within a 15 minute walk and 30 minutes via public transport from local services however, the site is within 200m from a main road.
11 – Energy and Waste	-	The site is likely to impact significantly on the amount of energy and waste generated due to additional population from housing.
12 – Water Resources	-	This site option is within 200m of a watercourse.
13 – Economic Regeneration	++	This site option is within a 15 minute walk and 30 minutes via public transport from retail provision.
14 – Economic Growth	+	This site option is within 5km of key employment areas (retail parks, industrial estates and major local employers).

Site Options: Hassocks		
Settlement Category: 2		
Reasonable Alternatives for Assessment		
A: Land west of Ockley Lane, Hassocks. SHELAA #1137. Units: 250		
	A – Land west of Ockley Lane	
Objective		Assessment
1 – Housing	++	This site option would make a significant positive contribution to housing.

2 – Health and Wellbeing	+	This site option is over 200m from a main road and within 200m of open greenspace however, this site is over a 20 minute walk to the nearest GP surgery.
3 – Education	-	This site option is over a 20 minute walk of a primary school and over 1.5km of a secondary school, however, is within 3km of a further education facility.
4 – Community and Crime	0	This site option is over a 15 minute walk to community facilities but within 30 minutes via public transport.
5 - Flooding and Surface Water	-	The site is within Flood Zone 1 but within a high risk of surface water flooding.
6 – Natural Resources	--	This site option is over 20+ha of greenfield land of which is classed a Grade 3 agricultural land.
7 – Biodiversity and Geodiversity	0	No or low impacts are identified on biodiversity assets.
8 – Landscape	-	This site option lies within proximity to the South Downs National Park and may increase risk of future development spreading into the wider landscape with potential issues of coalescence.
9 – Cultural Heritage	0	No or low impacts are identified on heritage assets.
10 – Climate Change and Transport	0	This site appraisal is over 200m from a main road and within 30 minutes via public transport to local services, however, is over a 15 minute walk from a convenience store.
11 – Energy and Waste	--	The site is likely to impact significantly on the amount of energy and waste generated due to additional population from housing.
12 – Water Resources	-	This site option is within 200m of a watercourse.
13 – Economic Regeneration	0	This site option is within 30 minutes via public transport but over a 15 minute walk from retail provision.
14 – Economic Growth	+	This site option is within 5km of key employment areas (retail parks, industrial estates and major local employers).

Site Options: Haywards Heath

Settlement Category: 1

Reasonable Alternatives for Assessment

A: Field rear of North Colwell Barn, Lewes Road, Haywards Heath. SHELAA #680. Units: 9

B: Land at North Colwell Farm, Lewes Road, Haywards Heath. SHELAA #844. Units: 80

C: Land to the North of Old Wickham Lane, Haywards Heath. SHELAA #988. Units: 49

D: Land at Lunce's Hill, Fox Hill. SHELAA #1136. Units: 14

Objective	A – Field rear of North Colwell Barn	B – Land at North Colwell Farm	C – Land to the North of Old Wickham Lane	D – Land at Lunce's Hill	Assessment
1 – Housing	+	++	+	+	Site options (a), (c) and (d) would make a significant positive contribution to housing however, option (b) would make a significant positive contribution.
2 – Health and Wellbeing	+	0	+	+	Site options (c) and (d) are located over 200m from a main road and within 300m of open greenspace, whereas options (a) and (b) are located within 200m from a main road and over

					300m of open greenspace. Option (a) is with a 10 minute walk to the nearest GP surgery, with option (c) being within a 15 minute walk, option (b) being within a 20 minute walk and option (d) being over a 20 minute walk.
3 – Education	+	-	+	-	Site option (a) is within a 10 minute walk of a primary school, option (c) within a 15 minute walk, option (b) within a 20 minute walk and option (d) over a 20 minute walk. Options (a), (b) and (d) are over 1.5 km of a secondary school whereas option (c) is within 1.5km.
4 – Community and Crime	0	0	+	0	Site options (a), (b) and (d) are over a 15 minute walk to community facilities however, option (c) is within a 15 minute walk. All site options are within 30 minutes via public transport from community facilities.
5 - Flooding and Surface Water	+	0	0	-	All site options are with Flood Zone 1. Option (a) is within very low risk of surface water flooding, whereas options (b) and (c) are within low and medium risk and option (d) within high risk.
6 – Natural Resources	-	-	-	-	All site options are greenfield land.
7 – Biodiversity and Geodiversity	0	0	0	0	No or low impacts are identified on biodiversity assets for all site options.
8 – Landscape	0	0	0	0	No or low impacts are identified on landscape for all site options.
9 – Cultural Heritage	0	0	0	0	No or low impacts are identified on heritage assets for all site options.
10 – Climate Change and Transport	+	0	++	+	Site options (a), (b) and (c) are within a 15 minute walk from local facilities however, option (d) is over a 15 minute walk. Options (a), (c) and (d) are within 30 minutes via public transport from local facilities however, option (b) is over 30 minutes. Option (c) is within a 15 minute walk from a train station.
11 – Energy and Waste	0	-	-	-	Site options (b), (c) and (d) are likely to impact significantly on the amount of energy and waste generated due to additional population from housing, in comparison to option (a) .
12 – Water Resources	-	-	-	-	All site options are within 200m from a watercourse.
13 – Economic Regeneration	++	+	++	0	Site options (a), (b) and (c) are within a 15 minute walk to retail provision whereas, option (d) is over a 15 minute walk. Options (a), (c) and (d) are within 30 minutes via public transport from retail provision whereas, option (b) is over 30 minutes.
14 – Economic Growth	+	+	+	+	All site options are within 5km of key employment areas (retail parks, industrial estates and major local employers).

Site Options: Hurstpierpoint

Settlement Category: 2

Reasonable Alternatives for Assessment

A: Land north east of Hurstpierpoint. SHELAA #575. Units: 150

B: Land east of College Lane, Hurstpierpoint. SHELAA #19. Units: 75

C: South of Hurst Wickham Barn, College Lane, Hurstpierpoint. SHELAA #582. Units: 9

D: Land north of Willow Way and Talbot Mead, Cuckfield Road, Hurstpierpoint. SHELAA #1075. Units: 150

E: Land to the south of Hurst Wickham Barn, College Lane, Hurstpierpoint. SHELAA #1172. Units: 35

Objective	A – Land north east of Hurstpierpoint	B – Land east of College Lane	C – South of Hurst Wickham Barn	D – Land north of Willow Way and Talbot Mead	E – Land to the south of Hurst Wickham Barn	Assessment
1 – Housing	++	+	+	++	+	Site options (b) , (c) and (e) would make a positive contribution to housing however, options (a) and (d) would make a significant positive contribution.
2 – Health and Wellbeing	-	-	+	+	+	All site options are over 200m of a main road. Site options (a) and (b) are over a 20 minute walk to the nearest GP surgery, option (c) is within a 20 minute walk and options (d) and (e) are within a 15 minute walk. Option (c) is within 300m of open greenspace.
3 – Education	-	-	-	0	-	Site options (c) , (d) and (e) are within a 20 minute walk to the nearest primary school, whereas, options (a) and (b) are over a 20 minute walk. All site options are over 1.5km of a secondary school. Option (d) is within 3km of a further education facility and options (c) and (e) are over 3km.
4 – Community and Crime	-	0	+	++	+	Site option (d) is within a 10 minute walk or public transport from community facilities whereas, options (c) and (e) are within 15 minute walk or 30 minutes via public transport. Options (a) and (b) are over a 15 minute walk but within 30 minutes of public transport of community facilities. Option (a) is over 150m from the built-up area boundary.
5 - Flooding and Surface Water	-	-	+	-	-	All site options are within Flood Zone 1. Options (a) , (b) , (d) and (e) are within high risk of surface water flooding however, option (c) is within very low risk.
6 – Natural Resources	-	-	-	-	-	All site options are greenfield land.
7 – Biodiversity and Geodiversity	0	0	0	0	0	No or low impacts are identified on biodiversity assets for all site options.
8 – Landscape	-	-	-	-	-	All site options are within proximity to the South Downs National Park and are likely to increase the risk of coalescence of settlements.

9 – Cultural Heritage	0	-	0	0	0	Site options (a), (c), (d) and (e) have no or low impacts identified on heritage assets. Option (b) is near a listed building, conservation area identified as having less than substantial levels of harm and medium impact, as well as having a moderate impact on archaeological features.
10 – Climate Change and Transport	+	-	+	-	+	All site options are over 200m from a main road. Options (a), (c) and (e) are within a 15 minute walk from a convenience store whereas, options (b) and (d) are over a 15 minute walk.
11 – Energy and Waste	--	-	0	--	-	Site options (a) and (d) are likely to impact significantly on the amount of energy and waste generated due to additional population from housing in comparison to options (b), (c) and (e).
12 – Water Resources	-	-	-	-	-	All site options are within 200m of a watercourse.
13 – Economic Regeneration	+	-	+	-	+	Site options (a), (c) and (e) are within a 15 minute walk from retail provision.
14 – Economic Growth	+	+	+	+	+	All site options are within 5km of key employment areas (retail parks, industrial estates and major local employers).

Site Options: Lindfield			
Settlement Category: 2			
Reasonable Alternatives for Assessment			
A: Land off Snowdrop Lane, Lindfield. SHELAA #29. Units: 50			
B: Land to the north of Lyoth Lane, Lindfield. SHELAA #1006. Units: 30			
Objective	A – Land off Snowdrop Lane	B – Land to the north of Lyoth Lane	Assessment
1 – Housing	+	+	All site options would make a positive contribution to housing.
2 – Health and Wellbeing	+	+	All site options are within a 15 minute walk to the nearest GP surgery and within 300m of open greenspace however, are within 200m of a main road.
3 – Education	+	++	Option (a) is within a 15 minute walk to the nearest primary school and option (b) is within a 10 minute walk.
4 – Community and Crime	0	+	Option (b) is within a 15 minute walk from community facilities whereas, option (a) is over a 15 minute walk. All site options are within 30 minutes via public transport to community facilities.
5 - Flooding and Surface Water	0	+	All site options are within Flood Zone 1. Option (a) is within a low and medium with of surface water flooding whereas, option (b) is within very low risk.
6 – Natural Resources	-	-	All site options are greenfield land.

7 – Biodiversity and Geodiversity	0	0	No or low impacts are identified on biodiversity assets for all site options.
8 – Landscape	0	0	No or low impacts are identified on landscape for all site options.
9 – Cultural Heritage	0	0	No or low impacts are identified on heritage assets for all site options.
10 – Climate Change and Transport	+	+	All site options are within a 15 minute walk to local services and a convenience store, however are within 200m from a main road and over 30 minutes via public transport to local services.
11 – Energy and Waste	-	-	All site options are likely to impact significantly on the amount of energy and waste generated due to additional population from housing.
12 – Water Resources	-	-	All site options are within 200m of a watercourse.
13 – Economic Regeneration	+	++	All site options are within a 15 minute walk from retail provision. Site option (b) is within 30 minutes via public transport from retail provision whereas, option (a) is over 30 minutes.
14 – Economic Growth	+	+	All site options are within 5km of key employment areas (retail parks, industrial estates and major local employers).

Site Options: Pease Pottage				
Settlement Category: 3				
Reasonable Alternatives for Assessment				
A: Land north of the Former Golf House, Horsham Road, Pease Pottage. SHELAA #818. Units: 41				
B: Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage SHELAA #603. Units: 700				
C: Land at Pease Field, Pease Pottage. SHELAA #1188. Units: 196				
Objective	A – Land north of Former Golf House	B – Land to the West of Woodhurst Farm	C – Land at Pease Field	Assessment
1 – Housing	+	++	++	Site option (a) would make a positive contribution to housing however, options (b) and (c) would make a significant positive contribution.
2 – Health and Wellbeing	+	-	+	All site options are over a 20 minute walk to the nearest GP surgery. Options (a) and (c) are over 200m from a main road, whereas, option (b) is within 200m.
3 – Education	0	-	0	Site options (a) and (c) are within a 20 minute walk of a primary school whereas, option (b) is over a 20 minute walk.
4 – Community and Crime	0	0	0	All site options are over a 15 minute walk from community facilities but within 30 minutes via public transport.
5 - Flooding and Surface Water	+	+	+	All site options are within Flood Zone 1 and within very low risk of surface water flooding.
6 – Natural Resources	+	-	0	Site option (a) is previously developed land whereas, options (b) and (c) are greenfield land. Option (c) is

				on land classified as non-agricultural. Option (c) is greenfield land of over 20+ha.
7 – Biodiversity and Geodiversity	-	-	-	All site options coincide with ancient woodland.
8 – Landscape	-	-	-	All site options are within the High Weald National Landscape with identified moderate impacts. All site options have increased risk of development spreading into the wider landscape which may also alter views.
9 – Cultural Heritage	0	0	0	No or low impacts are identified on heritage assets for all site options.
10 – Climate Change and Transport	+	+	+	All site options are within 30 minutes via public transport from local facilities.
11 – Energy and Waste	-	---	---	All site options are likely to impact on the amount of energy and waste generated due to additional population from housing, with options (b) and (c) likely to significantly impact.
12 – Water Resources	-	-	-	All site options are within 200m of a watercourse.
13 – Economic Regeneration	0	0	0	All site options are over a 15 minute walk from retail provision but within 30 minutes via public transport.
14 – Economic Growth	+	+	+	All site options are within 5km of key employment areas (retail parks, industrial estates and major local employers).

Site Options: Sayers Common				
Settlement Category: 3				
Reasonable Alternatives for Assessment				
A: Land east of Avtrade, Reeds Lane, Sayers Common. SHELAA #786. Units: 75				
B: Land at Kingsland Lodge, London Road, Sayers Common. SHELAA #787. Units: 75				
C: West House Farm, Henfield Road. SHELAA #1124. Units: 325				
Objective	A – Land east of Avtrade	B – Land at Kingsland Lodge	C – West House Farm	Assessment
1 – Housing	+	+	++	Site options (a) and (b) would make a positive contribution to housing however, option (c) would make a significant positive contribution.
2 – Health and Wellbeing	-	-	+	All site options are over a 20 minute walk to the nearest GP surgery. Options (a) and (c) are over 200m from a main road whereas, option (b) is within 200m. Options (b) and (c) are within 300m of open greenspace whereas, option (a) is over 300m.
3 – Education	-	-	+	Site options (a) and (b) are over a 20 minutes walk to the nearest primary school whereas, option (c) is within a 10 minute walk. All site options are over 1.5km of a secondary school.
4 – Community and Crime	+	+	+	Site options (a) and (c) are within a 15 minute walk from community facilities whereas, option (b) is within a 10 minute walk. Options (b) and (c) are within 30 minutes

				via public transport to community facilities whereas, option (a) is within 10 minutes via public transport.
5 - Flooding and Surface Water	-	+	-	All site options are within Flood Zone 1. Site option (b) is within a very low risk of surface water flooding whereas, options (a) and (c) are within high risk.
6 – Natural Resources	-	-	-	All site options are greenfield land.
7 – Biodiversity and Geodiversity	0	0	0	No or low impacts are identified on biodiversity assets for all site options.
8 – Landscape	0	0	0	No or low impacts are identified on landscape for all site options.
9 – Cultural Heritage	0	0	0	No or low impacts are identified on heritage assets for all site options.
10 – Climate Change and Transport	+	+	+	All site options are within a 15 minute walk from local facilities.
11 – Energy and Waste	-	-	--	All site options are likely to impact on the amount of energy and waste generated due to additional population from housing, with option (c) likely to significantly impact.
12 – Water Resources	-	-	-	All site options are within 200m of a watercourse.
13 – Economic Regeneration	+	++	++	All site options are within a 15 minute walk from retail provision. Options (b) and (c) are within 30 minutes via public transport from retail provision however, option (a) is over 30 minutes.
14 – Economic Growth	+	+	+	All site options are within 5km of key employment areas (retail parks, industrial estates and major local employers).

Sustainability Conclusions

5.7 The following table provides a summary of the impacts of the additional sites against the sustainability objectives.

Site Reference	Site Address	Settlement	Social				Environmental								Economic	
			1 - Housing	2 – Health and Wellbeing	3 - Education	4 – Community and Crime	5 – Flooding and Surface Water	6 – Natural Resources	7 – Biodiversity and Geodiversity	8 - Landscape	9 – Cultural Heritage	10 – Climate Change and Transport	11 – Energy and Waste	12 – Water Resources	13 – Economic Regeneration	14 – Economic Growth
775	Grange View House, London Road, Albourne	Albourne	+	-	-	+	+	0	0	-	0	+	-	-	++	0
789	Phase 1 Swallows Yard, London Road, Albourne	Albourne	+	+	0	+	+	-	0	-	0	+	-	-	++	+
1173	Land east of London Road	Albourne	++	-	0	++	0	-	0	-	0	+	--	-	++	+
1178	Land north of Henfield Road	Albourne	+	+	0	++	0	-	0	-	0	+	-	-	++	+
1175	Land at Brambletye School, Lewes Road	Ashurst Wood	+	-	-	++	+	-	0	-	0	+	-	-	++	+
165	Land south of Oldlands Avenue (Vintens Nursery), Balcombe	Balcombe	+	+	-	++	0	-	-	-	0	++	-	-	++	+

28	Area south of Redbridge Lane at junction with London Road, Balcombe	Balcombe	+	+	0	++	+	-	0	-	0	++	-	-	++	+
25	The Walled Garden, behind the Scout Hut, London Road, Balcombe	Balcombe	+	+	+	+	+	-	0	-	0	++	0	-	+	+
802	Foxhole Farm Buildings, Foxhole Lane, Bolney	Bolney	+	-	-	+	+	-	0	0	0	+	-	-	-	+
1191	Land north of Foxhole Farm buildings	Bolney	+	-	-	+	+	-	0	0	0	+	-	-	-	+
1105	Land east and west of Malthouse Lane	Burgess Hill	++	-	+	0	--	--	0	-	0	++	--	-	++	++
990	Courthouse Farm Copthorne Common Road Copthorne	Copthorne	+	+	0	+	0	-	0	0	0	+	-	-	++	+
686	Land to the rear of The Martins (south of Hophurst Lane), Crawley Down	Crawley Down	++	+	-	+	-	-	-	-	0	+	--	-	++	+
961	1-5 Queens Walk and 22-26 London Road, East Grinstead	East Grinstead	++	+	++	++	0	+	0	0	0	++	-	0	++	0
1024	Land at Brook House Farm, Turners Hill Road East Grinstead	East Grinstead	+	+	-	+	0	-	0	-	0	++	-	-	++	+

1060	Land north of Hill Place Farm Buildings, Turners Hill Road, East Grinstead	East Grinstead	+	+	-	+	+	-	0	0	0	++	-	0	++	0
1181	Land east of West Hoathly Road, East Grinstead	East Grinstead	+	+	+	++	+	-	0	-	0	+	-	-	-	+
181	Land west of Truggers, Handcross	Handcross	++	+	-	+	+	-	--	-	0	+	--	-	++	+
1137	Land west of Ockley Lane	Hassocks	++	+	-	0	-	--	0	-	0	0	--	-	0	+
680	Field rear of North Colwell Barn, Lewes Road, Haywards Heath	Haywards Heath	+	+	+	0	+	-	0	0	0	+	0	-	++	+
844	Land at North Colwell Farm, Lewes Road, Haywards Heath	Haywards Heath	++	0	-	0	0	-	0	0	0	0	-	-	+	+
988	Land to the North of Old Wickham Lane Haywards Heath	Haywards Heath	+	+	+	+	0	-	0	0	0	++	-	-	++	+
1136	Land at Lunce's Hill, Fox Hill	Haywards Heath	+	+	-	0	-	-	0	0	0	+	-	-	0	+
575	Land north east of Hurstpierpoint	Hurstpierpoint	++	-	-	-	-	-	0	-	0	+	--	-	+	+
19	Land east of College Lane, Hurstpierpoint	Hurstpierpoint	+	-	-	0	-	-	0	-	-	-	-	-	-	+
582	South of Hurst Wickham Barn, College Lane, Hurstpierpoint	Hurstpierpoint	+	+	-	+	+	-	0	-	0	+	0	-	+	+

1075	Land north of Willow Way and Talbot Mead, Cuckfield Road Road Hurstpierpoint	Hurstpierpoint	++	+	0	++	-	-	0	-	0	-	--	-	-	+
1172	Land to the south of Hurst Wickham Barn, College Lane	Hurstpierpoint	+	+	-	+	-	-	0	-	0	+	-	-	+	+
29	Land off Snowdrop Lane, Lindfield, Haywards Heath	Lindfield	+	+	+	0	0	-	0	0	0	+	-	-	+	+
1006	Land to the north of Lyoth Lane, Lindfield	Lindfield	+	+	++	+	+	-	0	0	0	+	-	-	++	+
818	Land north of the Former Golf House, Horsham Road, Pease Pottage	Pease Pottage	+	+	0	0	+	+	-	-	0	+	-	-	0	+
603	Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage	Pease Pottage	++	-	-	0	+	-	-	-	0	+	--	-	0	+
1188	Land at Pease Field, Pease Pottage	Pease Pottage	++	+	0	0	+	0	-	-	0	+	--	-	0	+
786	Land east of Avtrade, Reeds Lane, Sayers Common	Sayers Common	+	-	-	+	-	-	0	0	0	+	-	-	+	+
787	Land at Kingsland Lodge, London Road, Sayers Common	Sayers Common	+	-	-	+	+	-	0	0	0	+	-	-	++	+

1124	West House Farm, Henfield Road	Sayers Common	++	+	+	+	-	-	0	0	0	+	--	-	++	+
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- 5.8 The assessment shows that, on the whole, the majority of site options chosen impact positively on the social and economic objectives. Where a negative sustainability impact has been identified, it is sought to be mitigated against through site specific policies, or in some cases, is indicative of an inevitable conflict between allocating land for housing and protecting the environment.

In-Combination Effects: Conclusions

1- Housing

All proposed site allocations make a positive contribution towards the residual housing need and have demonstrated deliverability. This supports the sustainability objective to ensure that everyone has the opportunity to live in a home suitable for their needs and which they can afford.

2- Health and Wellbeing

The majority of site options make a positive contribution to health and wellbeing however, some site options have a negative impact on the sustainability objective to improve the access to health, leisure and open space facilities and reduce inequalities in health. This is because the sites are located more than a 20-minute walk to the nearest GP surgery. This is in some cases inevitable for sites which are to be allocated in settlements within Category 3 of the Settlement Hierarchy, where there are fewer facilities. To mitigate this negative impact, all site allocations will be required to support the provision of healthcare infrastructure in Mid Sussex. This might be through direct provision of a facility, provision of land, or through a financial contribution. An indicative requirement for each site is included in the IDP that accompanies the District Plan.

3- Education

The majority of site options make a positive contribution to education however, some site options have a negative impact on the sustainability objective to maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and improve access to educational facilities. This is because the sites are located more than a 20-minute walk to the nearest primary school. This is in some cases inevitable for sites which are to be allocated in settlements within Category 3 of the Settlement Hierarchy, where there are fewer facilities. To mitigate this negative impact, all site allocations will be required to support the provision of education infrastructure in Mid Sussex. This might be through direct provision of a facility, provision of land, or through a financial contribution. An indicative requirement for each site is included in the IDP that accompanies the District Plan.

4- Community and Crime

The majority of site options would encourage growth of communities and provide good access to community facilities, and are therefore likely to have a positive impact on this objective. To mitigate any negative impact, all site allocations will be required to support the provision of local community infrastructure and community buildings in Mid Sussex. This might be through direct provision of a facility, provision of land, or through a financial contribution. An indicative requirement for each site is included in the IDP that accompanies the District Plan.

5- Flooding and Surface Water

For those site options which have a negative impact on the sustainability objective to ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere. As mitigation, both of these sites should have site specific policies that either prohibit development within the area of flood risk, or require mitigation against the risk.

6- Natural Resources

Most site allocations have a negative impact on the sustainability objective to improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance. This is because these are predominantly greenfield site options. The larger site allocations have the most significantly negative impact. This is an inevitable conflict between housebuilding and protection of the countryside. Nonetheless, there are a few brownfield sites and these have a positive impact on this objective.

7- Biodiversity and Geodiversity

There are a number of site options that have a negative impact on the sustainability objective to conserve and enhance the District's biodiversity. All sites should have a generic policy requirement to conserve and enhance areas of wildlife value to ensure there is a net gain to biodiversity, and to avoid, mitigate and compensate for any loss to biodiversity through ecological protection, enhancement and mitigation measures. In some cases, site options should identify measures to mitigate impact on specific biodiversity designations.

8- Landscape

Most site options have a negative impact on the sustainability objective to protect, enhance and make accessible for enjoyment, the District's countryside and ensure no harm to protected landscapes. This is because they are outside a settlement built up area boundary, and within the open countryside in policy (DPC1) terms. There are some sites which do not have a negative impact upon the countryside because they are within a settlement built up area boundary. Sites in the High Weald AONB should be subject to site specific policies to ensure the impact is mitigated and that development is sympathetic of the landscape. There should also be a requirement to undertake a Landscape and Visual Impact Assessment to inform site master planning.

9- Cultural Heritage

The majority of site options have a negligible impact on the sustainability objective to protect, enhance and make accessible for enjoyment, the District's historic environment. It has been considered that these sites can mitigate the impact based on the information provided by the site promoter and conclusions reached by the Council's Conservation Officer and other advisors. Detailed site specific policies should be included to ensure any harm upon an affected heritage asset is minimal.

10- Climate Change and Transport

The majority of the site options on their own are likely to contribute to negative impacts on the highways network. In-combination modelling of the package of preferred option sites will be tested as part of the evidence supporting the District Plan.

11- Energy and Waste

The majority of site options have a negative impact on the sustainability objective to increase energy efficiency and the proportion of energy generated from renewable sources in the District, utilise sustainably produced and local products in new developments where possible, and reduce waste generation and disposal. Undoubtedly, the increase in number of homes resulting from the site allocations is likely to cause a net increase in energy consumption and waste production by the District as a whole.

12- Water Resources

The majority of site options have a negative impact on the sustainability objective to maintain and improve the water quality of the District's watercourses and aquifers, and to achieve sustainable water resources management.

13- Economic Regeneration

The majority of site options have a positive impact on the sustainability objective to encourage the regeneration and prosperity of the District's existing Town Centres and support the viability and vitality of village and neighbourhood centres. Most site options are located within a reasonable distance to access their nearest centres and therefore reducing the need for out-commuting.

14- Economic Growth

The majority of site options have a positive impact on the sustainability objective to sustain economic growth and competitiveness across the District, protect existing employment space, and to provide opportunities for people to live and work within their communities therefore reducing the need for out-commuting.

- 5.9 Overall, the majority of positive impacts are expected to arise for the sustainability objectives related to housing and employment. Therefore, these objectives should be met by the collection of sites chosen for allocation.
- 5.10 The sites chosen in themselves represent the most sustainable reasonable alternatives. Arriving at the preferred sites has involved a thorough site selection process based on the revised methodology for selecting the sites for the long list [MS-14], assessment against a number of criteria, and finally an assessment against the sustainability framework. This has ensured that the sites selected are the best sites in deliverability and sustainability terms.