MID SUSSEX DISTRICT COUNCIL

Mid Sussex District Plan 2021-2039

Schedule of Minor Modifications – Following Main Modification Consultation

October 2026

Introduction

The Council is proposing to make a number of minor modifications to the plan following the Main Modification consultation. Whilst these are not required for soundness, they will assist with the implementation of the Plan providing clarity or correction. As they do not relate to soundness of the Plan they are not subject of the Inspector's report or recommendation.

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

Underlined bold text = new text proposed

Strikethrough text = text proposed to be deleted

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
Chapter 9: Natural Environment & Green Infrastructure			
MINM1	DPN8	**Supporting text**	
		Add new fourth paragraph: **<u>Development proposals should take into account the Institute of Lighting Professionals Guidance, in particular (or as updated) GN01/21 The Reduction of Obtrusive Light (particularly with regard to the classification of AONBs as Environmental Zone E1), ILP GN08/23 Guidance Note 8: Bats and Artificial Lighting and other relevant guidance, including the High Weald AONB Management Plan.</u>**	As set out in MS-08 and MM11. The Inspector has advised it is a minor modification.
		Policy Wording	
Chapter 14: Housing			
MINM2	DPH1	**Supporting Text**	
		.... **Housing Requirement** The housing requirement is **24,071** dwellings (an average of 1,267dpa over the whole plan period). This is made up of Mid Sussex LHN plus unmet need contributions	For clarity

<table>
<tr><th>Minor Modification reference</th><th>District Plan section/ policy</th><th>Proposed change</th><th>Reasons</th></tr>
<tr><td></td><td></td><td>towards Crawley and Brighton & Hove. <u>The housing requirement will be stepped as set out in policy DPH1: Housing.</u>
....</td><td></td></tr>
<tr><td></td><td></td><td>Policy wording</td><td></td></tr>
<tr><td></td><td></td><td>...
Housing Requirement
The district's Local Housing Need is a minimum of 19,243 dwellings over the plan period. In addition, the District Plan contributes 3,753 dwellings towards unmet need in Crawley and 1,075 dwellings towards unmet need in Brighton & Hove. The total housing requirement is 24,071 dwellings. <u>The housing requirement will be stepped as follows:</u>

<table><tr><th></th><th>Dwellings Per Annum</th></tr><tr><td>2021/22 to 2022/23</td><td>1090</td></tr><tr><td>2023/24 to 2024/25</td><td>1039</td></tr><tr><td>2025/26 to 2027/28</td><td>999</td></tr><tr><td>2028/29 to 2031/32</td><td>1312</td></tr><tr><td>2032/33 to 2039/40</td><td>1446</td></tr></table></td><td>For clarity</td></tr>
<tr><td>MINM3</td><td>DPH4</td><td>Supporting text</td><td></td></tr>
</table>

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		[…] Allocations and proposals for older persons' accommodation will be required to~~:~~ **provide** ~~1. Provide~~ affordable housing in line with Policy DPH8, where classified as C2 or C3, **where viable and practical to do so.** ~~and~~ ~~2. Be in accordance with the identified need as shown in the table above.~~ […]	For clarity
MINM4	DPH7	**Supporting text**	
		[…] This policy seeks to ensure that the right size and mix of housing (including affordable housing) is provided ~~within the district~~ **to meet the district's needs and, where appropriate, provides support for the needs arising in neighbouring districts**. […]	For clarity
		Policy Wording	
		Insert wording to MM33 […]	For clarity

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		Housing development should reflect this mix as far as possible, subject to the site size, characteristics and location, identified need **(including, where appropriate, need arising in a neighbouring district)** and viability. [...]	
MINM5	DPH8 6th paragraph	**Supporting text**	
		[...] This includes changes of use, mixed use sites that incorporate an element of residential development, sheltered and extra care housing schemes **(where viable and practical to do so)**, conversions, built to rent and private rent schemes and any other developments where there is an increase in the number of residential units on the site. [...]	For clarity
Chapter 15: Sustainable Communities **Chapter 16: Site Allocations**			
All housing allocation references to be reviewed following receipt of Inspector's Final Report. Sites currently with a Main Modification (MM) prefix will be given a DPA or DPSC reference. Existing DPA references may also change depending on the final order of sites.			
MINM6	Vision and Objectives for Growth at	Correct references to the three new sites in **MM37** The District Plan includes the following allocations at Sayers Common.	Correction

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
	Sayers Common	• DPSC3: Land to the South of Reeds Lane – 1,850 dwellings, extra care housing provision, primary/secondary school, playspace, library, leisure facilities, healthcare provision, community facilities, open space. • DPSC4: Land at Chesapeke and Meadow View, Reeds Lane – 33 dwellings • DPSC5: Land at Coombe Farm, London Road – 210 dwellings • DPSC6: Land to west of Kings Business Centre, Reeds Lane – 100 dwellings • DPSC7: Land south of LVS Hassocks, London Road – 200 dwellings **• MM9~~291~~: West House Farm, Henfield Road - 325 dwellings** **• MM9~~392~~: Land east of Avtrade, Reeds Lane – 75 dwellings** **• MM9~~493~~: Land at Kingsland Lodge, London Road – 75 dwellings** […] 4. Deliver a development that prioritises active and sustainable modes of travel throughout, enhancing connectivity between all site allocations DPSC3-DPSC7, **~~MM91, MM92, MM93~~ MM92, MM93, MM94**, the existing village…	
MINM7	DPSC1 (and all other site policies) DPSC1	Amend yield box: **Indicative number of dwellings** Amend infrastructure table: • Land **and financial contributions** for education provision and associated 2FE Primary School with ~~Early Years and~~ **Special** Support Centre ~~Provision~~ and land ~~Space~~ for the provision of **a** full-day care nursery **for Early Years. Financial contributions will be proportionate to the need generated from the development itself in accordance with the CIL Regulations.**	For clarity and consistency For clarity and consistency. See MS-17.

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		~~• Support Centre Provision~~ ~~• Space for the provision of full-day care nursery~~ Amend Criterion 2: 2. **Land and financial contributions for education provision and associated** ~~New~~ 2FE primary school with **Special Support Centre** associated playing pitches, **and land for the** provision of **a full-day care nursery for** Early Years ~~and Special Support Centre Provision~~. **Financial contributions will be proportionate to the need generated from the development itself in accordance with the CIL Regulations.**	For clarity and consistency. See MS-17.
MINM8	DPSC2	**Land at Crabbet Park** Amend infrastructure table: • Land **and financial contributions** for education provision with associated all-through school with 2FE at Primary and 4FE (expandable to 6FE) at Secondary, with or without Sixth Form, Special Support Centre~~,~~ and land for the provision of full-day care nurseries for Early Years and. **Financial contributions will be proportionate to the need generated from the development itself in accordance with the CIL Regulations.** ~~• Space for provision of full-day care nurseries~~	For clarity and consistency. See MS-17.

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		Amend Criterion 2: 2. **Land and financial contributions for education provision with associated** ~~New~~ all-through school with 2 FE primary and 4FE (expandable to 6FE) at secondary school, with or without Sixth Form, and Special Support Centre Provision and associated playing pitches. **Financial contributions will be proportionate to the need generated from the development itself in accordance with the CIL Regulations.** Delete Criterion 3: ~~3. Land for the provision of a new Special Education Needs and Disability (SEND) school.~~	For clarity and consistency. See MS-17. For clarity and consistency. See MS-17.
MINM9	DPSC3	**Land to the South of Reeds Lane, Sayers Common** Amend infrastructure table: • Land **and financial contributions** for education provision with associated all-through school with **3**~~2~~FE ~~(expandable to 3FE)~~ at Primary and 4FE (expandable to 6FE) at Secondary, with or without Sixth Form, with Early Years and Special Support Centre. **Financial contributions will be proportionate to the need generated from the development itself in accordance with the CIL Regulations.**	For clarity and consistency. See MS-17.

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		~~• Space for the provision of full-day care nursery~~ Amend Criterion 6: 6. **Land and financial contributions for education provision associated** ~~New~~ all-through **3**~~2~~FE ~~(expandable to 3FE)~~ primary and 4FE (expandable to 6FE) secondary school with provision of Early Years and Special Support Centre Provision and associated playing pitches. **Financial contributions will be proportionate to the need generated from the development itself in accordance with the CIL Regulations.**	For clarity and consistency. See MS-17.
MINM10	DPA3	**Burgess Hill Station** Amend criterion 6: 6. Ensure **reprovision of any car parking displaced by the redevelopment and adequately accommodate any additional parking demand generated by the redevelopment** ~~an appropriate level of station parking is provided as part of the redevelopment.~~	To ensure parking demands are adequately accommodated.
MINM11	DPA5	**Land at Hurstwood Lane, Haywards Heath** Add additional text at the start of the policy (and update map):	For clarity

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements. The allocation is part of a larger proposed development site within Lewes District as indicated on the site map below.	
MINM12	DPA6	**Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath** Add additional text at the start of the policy (and update map): **The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements. The allocation is seen in the context of wider proposed development within Lewes District as indicated on the site map below**.	For clarity
MINM13	MM60	**Land East and West of Malthouse Lane, Burgess Hill** Amend criterion 1: 1. Provide a suitable primary access to the site via ~~a roundabout junction on~~ Jane Murray Way. Amend criterion 6: 6. **Where necessary and appropriate to do so,** ~~P~~**p**rovide bus service improvements to include **increased frequencies and** consideration of re-routing or	For clarity For consistency and to provide flexibility in future

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		extending services to serve the site**, and / or make a proportionate contribution towards sustainable transport measures including bus service provision**.	provision and to ensure deliverability.
MINM14	MM64	**Land east of West Hoathly Road, East Grinstead** Amend criterion 6: 6. Provide an appropriate buffer to the adjacent ancient woodland (Rockingshill Wood) and priority habitat (deciduous woodland) to the east of the site **having regard to the objectives of the West Sussex Local Nature Recovery Strategy.** ~~and ensure enhancements to the ancient woodland and priority habitat (deciduous woodland).~~ Amend criterion 11: 11. **Where necessary and appropriate to do so,** provide bus service improvements to include consideration of re-routing or extending services to serve the site**, and/or make a proportionate contribution towards sustainable transport measures including bus service provision**.	For clarity and consistency For clarity and consistency
MINM15	MM65	**Field rear of North Colwell Barn, Lewes Road, Haywards Heath** Amend criterion 1: 1. Provide suitable access from the A272 Lewes Road. The existing access track may need to be upgraded or investigate the option to integrate access to the site with site MM65 to the north. **A safe crossing of A272 Lewes Road should be provided near**	WSCC request.

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		to the access location for pedestrians to reach the existing footway on the north side of the road to incorporate new footway on the south side linking the access to the safe crossing point, if development comes in advance of adjacent site at Land at North Colwell Barn MM66. Amend criterion 4: 4. Provide an appropriate buffer to the adjacent ancient woodland (Cains Wood) and priority habitat (deciduous woodland) to the south and east of the site **having regard to the objectives of the West Sussex Local Nature Recovery Strategy** ~~and ensure enhancements to the **adjacent** ancient woodland and priority habitat (deciduous woodland)~~.	For clarity and consistency
MINM16	MM66	**Land at North Colwell Farm, Lewes Road, Haywards Heath** Amend criterion 6: 6. Provide an appropriate buffer to the adjacent ancient woodland (Cains Wood) and priority habitat (deciduous woodland) to the south and east of the site **having regard to the objectives of the West Sussex Local Nature Recovery Strategy.** ~~and ensure enhancements to the ancient woodland and priority habitat (deciduous woodland)~~.	For clarity and consistency
MINM17	MM69	**Courthouse Farm, Copthorne Common Road, Copthorne** Amend criterion 5:	For clarity.

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		5. Avoid direct and indirect impacts on the adjacent Copthorne Common Local Wildlife Site ensuring enhancement and improved connectivity **for local wildlife**.	
MINM18	MM70	**Land rear of The Martins (south of Hophurst Lane), Crawley Down** Amend criterion 4: Provide an appropriate buffer to the adjacent ancient woodland (The Larches) in the south and south-east of the site. ~~and ensure enhancements to the ancient woodland.~~ Amend criterion 6: 6. Retain and enhance the hedgerow, green verge and trees along the site boundary fronting Hophurst Lane**, where possible. Where removal is required to facilitate vehicular access, appropriate mitigation and replacement planting shall be provided elsewhere within the development.** Delete criterion 10: ~~10. Provision of reinforcement works of the gas network. Early engagement with Southern Gas Network is encouraged.~~ Add new criterion: **Provide new or improved bus stops on Hophurst Lane within 400m walk of dwellings of the site and ensure safe pedestrian access to stops on both sides**	For clarity and consistency. For flexibility in future provision and to ensure deliverability. A matter for the statutory provider. See MS-17.

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		<u>of the road from the site access. Provide all-weather passenger waiting facilities and real-time bus information at stops.</u>	Request from WSCC. For consistency.
MINM19	MM71	**Land West of Ockley Lane, Hassocks** Amend criterion 2: 2. Provide **<u>pedestrian and cycle</u>** connectivity **<u>to the boundary of the site to facilitate connections</u>** to **<u>the</u>** existing pedestrian and cycle path alongside the railway line. Amend criterion 4: 4. **<u>Promote integration of</u>** the development with Ockley Park to the south by providing pedestrian connectivity **<u>to the boundary of the site</u>**. Amend criterion 7: 7. Provide an appropriate buffer for the priority habitat (deciduous woodland) on the western site boundary along the railway line and to the east of the site. ~~and ensure enhancements to the priority habitat~~ Amend criterion 8: 8. Provide an appropriate buffer to the adjacent ancient woodland (Ockley Wood) ~~and ensure enhancements to the ancient woodland~~.	For clarity For clarity For clarity and consistency For clarity and consistency

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		Amend criterion 15: 15. Retain the three northern fields, as **identified** on the policies map, **in** agricultural use, public open space or as nature conservation. These fields **should** be safeguarded from future development **in order to maintain separation** and prevent coalescence with Burgess Hill. Add new criterion: **Where necessary and appropriate to do so, provide bus service improvements to include increased frequencies and consideration of re-routing or extending services to serve the site, and / or make a proportionate contribution towards sustainable transport measures including bus service provision.** Add new criterion: **Provision of on-site outdoor sports pitches and a designated/equipped play area, subject to there being a demonstrable and quantifiable need for such facilities.**	For clarity To provide flexibility in future provision and to ensure deliverability. To provide flexibility in future provision and to ensure deliverability.
MINM20	MM72	**Land East of College Lane** Amend criterion 3: 5. ~~Provide a shared use path along College Lane to allow access to bus stops on Wickham Hill and access to College Lane.~~ **Provide safe and convenient pedestrian access to College Lane and make a proportionate contribution**	For clarity and to ensure deliverability.

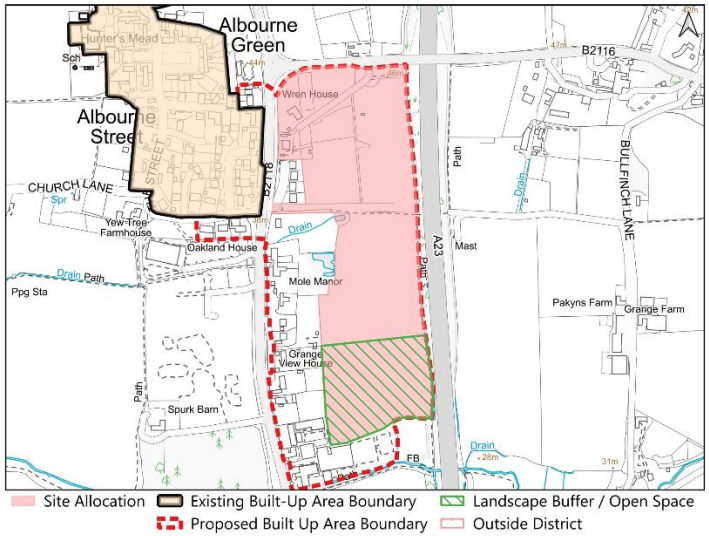
Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		<u>towards any identified off-site walking or cycling improvements where these are necessary to serve the development.</u> Amend criterion 4: 4. Provision of cycle connection onto **<u>Bridleway HAS-8C</u>**~~BW8C~~.	For clarity
MINM21	MM73	**South of Hurst Wickham Barn** Amend criterion 3: 3. ~~Prioritise pedestrian and cycle connections throughout the site and beyond including to sites MM71 and MM74.~~ **<u>Provide safe and convenient pedestrian and cycle connections within the site and to College Lane, and safeguard opportunities for future connections to directly adjoining development where practicable.</u>** Amend criterion 4: 6. ~~Provide a shared use path along College Lane to allow access to bus stops on Wickham Hill and access to College Lane.~~ **<u>Provide safe and convenient pedestrian access to College Lane and make a proportionate contribution towards any identified off-site walking or cycling improvements where these are necessary to serve the development.</u>**	For clarity and to ensure deliverability For clarity and to ensure deliverability
MINM22	MM74	**Land North of Willow Way and Talbot Mead, Cuckfield Road**	

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		Amend criterion 2: 2. The development will provide a **suitable** landscape buffer **(of at least 5-10m in width)** along the northern and north-eastern edges of the site to minimise the perception of coalescence with Burgess Hill and DPSC1: Land West of Burgess Hill**, having regard to the objectives of the West Sussex Local Nature Recovery Strategy**. Delete criterion 3: ~~3. Create new woodland as part of the landscape buffer having regard to the objectives of the West Sussex Local Nature Recovery Strategy.~~ Amend criterion 6: 6. Provision of pedestrian and**/or** cycle paths connecting the site**, where feasible/viable to do so,** with Court Bushes Recreation Ground and eastwards towards Chalkers Lane to connect with the existing PROW and cycle routes through Hurstpierpoint and north to the Arc and beyond. Amend criterion 8: 8. Provide a **sensitive, informal** woodland / riverside **trail** walk along the river corridor and enhance woodland having regard to the objectives of the West Sussex Local Nature Recovery Strategy. Add new criterion:	For clarity Duplication resulting from amendments to criterion 2. To provide flexibility in future provision and to ensure deliverability. To provide flexibility in future provision and to ensure deliverability.

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		Where necessary and appropriate to do so, make a proportionate contribution towards the provision of sustainable transport measures, such as bus service improvements or re-routing services to serve the site.	To provide flexibility in future provision and to ensure deliverability.
MINM23	MM75	**Land South of Hurst Wickham Barn** Amend criterion 3: 3.~~Provide a shared use path along College Lane to allow access to bus stops on Wickham Hill and access to College Lane.~~ **Provide safe and convenient pedestrian access to College Lane and make a proportionate contribution towards any identified off-site walking or cycling improvements where these are necessary to serve the development.** Amend criterion 6: 6. ~~Prioritise pedestrian and cycle connections throughout the site and beyond including to sites MM71 and MM72.~~ **Provide safe and convenient pedestrian and cycle connections within the site and to College Lane, and safeguard opportunities for future connections to directly adjoining development where practicable.** Add new criterion: **The development will respect the area of woodland on the eastern boundary.**	For clarity and to ensure deliverability. For clarity For clarity.
MINM24	MM76	**Land North East of Hurstpierpoint**	

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		Amend criterion 2: 2. ~~Significant~~ **Suitable** areas of natural greenspace will be provided on the northern and eastern edges of the site to provide an extension to Hurst Meadows, and improvements to biodiversity, as shown on the policies map. Amalgamate criteria 4, 5, 6 and 7: **Provision of improved pedestrian and cycle connectivity e.g. east to west between Cuckfield Road and College Lane, and cycle link from the site to Chalkers Lane, as part of the southern section of a strategic cycle link to Burgess Hill.** Add new criterion: **Informed by a Heritage Statement, provide an appropriate layout and design which retains and integrates the vista to the chapel at Hurstpierpoint College from land within the site; and that sensitively responds to the setting of other nearby historic buildings.** Add new criterion: **Where necessary and appropriate to do so, make a proportionate contribution towards the provision of sustainable transport measures, such as bus service improvements or re-routing services to serve the site.**	For clarity and consistency To provide flexibility in future provision and to ensure deliverability. To ensure the development responds appropriately to nearby Heritage Assets To provide flexibility in future provision and to ensure deliverability

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
MINM25	MM77	**Land off Snowdrop Lane, Lindfield** Amend criterion 5: 5. Provide an appropriate buffer **to** ~~for~~ the **adjacent** ancient woodland (Sluts Lane Wood) to the east of the site~~.~~ **having regard to the objectives of the West Sussex Local Nature Recovery Strategy**. Delete criterion 6: ~~6. Create and enhance the woodland to the east of the site having regard to the objectives of the West Sussex Local Nature Recovery Strategy.~~"	For clarity and consistency. Duplication resulting from amendments to criterion 5.
MINM26	MM80	**Grange View House, Albourne** Add new criterion: **Provide an appropriate buffer to the adjacent priority habitat (deciduous woodland) having regard to the objectives of the West Sussex Local Nature Recovery Strategy.**	For clarity and consistency
MINM27	MM82	**Land East of London Road, Albourne** Amend inset map to include the area proposed as open space in the southern part of the site.	For clarity and consistency.

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		 Within the infrastructure list, remove 'Outdoor sports' and 'Parks and Gardens' from 'On-site:' to 'Financial contributions towards the provision of:' section. Also, add 'Sewerage network upgrades' to the 'Provision of:' section. **On-site:** • Natural, semi-natural and amenity green space • ~~Outdoor sports~~ • Play area • ~~Parks and Gardens~~ **Financial contributions towards the provision of:**	

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		• Sustainable Transport • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health • Other outdoor provision **• Outdoor sports** **• Parks and Gardens** • Improvements at Hassocks Station **Provision of:** • Highway works • Sustainable transport measures • **Sewerage network upgrades** Amend Criterion 10 to read: 10. **Provide an appropriate buffer to** ~~Enhance~~ the adjacent priority habitat (deciduous woodland) having regard to the objectives of the West Sussex Local Nature Recovery Strategy.	For clarity and consistency. For clarity and consistency.
MINM28	MM83	**Land at Brambletye School, Lewes Road, Ashurst Wood**	For clarity

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		Amend criterion 7: 7. Protect and enhance the characteristics of the public right of way (footpath ASW/17EG/1) crossing **underneath** the access road to the north of the site ~~and ensure connectivity~~.	
MINM29	MM84	**Area South of Redbridge Lane at junction with London Road, Balcombe** Amend criterion 6: 6. Provide an appropriate buffer to the adjacent ancient woodland (Casteye Wood) **having regard to the objectives of the West Sussex Local Nature Recovery Strategy.** ~~and ensure enhancements to the ancient woodland.~~	For clarity and consistency
MINM30	MM85	**Land south of Oldlands Avenue (Vintens Nursery), Balcombe** Amend criterion 6: 6. Retain and enhance the linear woodland, trees and hedgerows on the site boundary **and ensure suitable fencing is in place** adjacent to the railway line.	To protect the operational railway from trespass and for the benefit of future occupiers
MINM31	MM86	**Foxhole Farm Buildings** Amend criterion 3 to read:	To provide flexibility in future provision.

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		~~Improve public rights of way footpath BOL-44BO located to the north and ensure connectivity.~~ **Provide safe and convenient pedestrian links to Bolney and nearby footpaths (including BOL-44BO).**	
MINM32	MM87	**Land north of Foxhole Farm Buildings** Amend criterion 3 to read: ~~Improve public rights of way footpath BOL-44BO located to the north and ensure connectivity.~~ **Provide safe and convenient pedestrian links to Bolney and nearby footpaths (including BOL-44BO).**	To provide flexibility in future provision.
MINM33	MM88	**Land west of Truggers, Handcross** Amend criterion 2: 2. Provide an appropriately designed site entrance and junction to reduce urbanising effects on the High Weald National Landscape**, including retention of as much as possible of the hedgerow frontage along Horsham Road**.	For clarity
MINM34	MM89	**Land at Pease Field, Pease Pottage** Amend criterion 10: 10. Integrate the development with the site to the west (MM91) to provide **vehicular, cycling and** pedestrian connectivity **between the two sites and to connect to Horsham Road** via Foresters Way.	To align with MM91(9)

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		Amend criterion 11: 11. Integrate the development to provide pedestrian connectivity with the residential area to the south-east of the site **at Brougham Lane and Hansom Way**. Amend criterion 12: 12. ~~Improve~~ **Provide a contribution for improvements to** the existing public rights of way network ~~including footpath COL/1545/2~~ to provide connections to Buchan Country Park and improvements to paths within Buchan Country Park. Amend criterion 14: 14. **Where necessary and appropriate to do so, provide bus service improvements to include increased frequencies and** ~~Provide~~ additional bus stops on Horsham Road**, and/or make a proportionate contribution towards sustainable transport measures including bus service provision.**	For clarity For flexibility For flexibility
MINM35	MM90	**Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage** Amend infrastructure list: On-site: • **Land and financial contributions for education provision of a 1FE (expandable to 2FE) primary school with Special Support Centre. Financial contributions will**	To update the infrastructure requirements for education

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		be proportionate to the need generated from the development itself in accordance with the CIL Regulations. • Land and provision of full-day care nursery (Early Years) • Outdoor sports • Play area • Parks and Gardens • Natural, semi-natural and amenity green space Financial contributions towards the provision of: • Sustainable Transport • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health • Other outdoor provision Provision of: • Highway works • Sustainable transport measures Amend criterion 21: 21. **Land and financial contributions for education provision of a 1FE (expandable to 2FE) primary school with Special Support Centre or, if**	To update the infrastructure requirements for education

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		deliverable, financial contributions for the upgrade and ~~expand~~ **expansion of** Woodgate Primary School in Pease Pottage to **a** 2FE with provision for a Special Support Centre. **Financial contributions will be proportionate to the need generated from the development itself in accordance with the CIL Regulations.** Amend criterion 15: 15. ~~Improve~~ **Provide a contribution for improvements to** the existing public rights of way network ~~including footpath COL/1545/2~~ to provide connections to Buchan Country Park and improvements to paths within Buchan Country Park. Amend criterion 16: 16. Enhance the walking and cycling environment along Old Brighton Road South to improve connections and safe access to the nearby bus stops**,** ~~and~~ Pease Pottage village to the north **and Woodgate Primary School to the east of the A23/M23**. Subsequent deletion of criterion 18: 18. ~~Upgrade the existing pedestrian and cycle links along Old Brighton Road South to Pease Pottage and Woodgate Primary School to the east of the A23/M23.~~	For flexibility For clarity and avoidance of repetition
MINM36	MM91	**Land north of Former Golf House, Horsham Road, Pease Pottage** Amend criterion 1:	For clarity and aligns with criterion 9

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		1. Provide suitable access from Horsham Road **via Foresters Way and retain the existing access from Horsham Road** (in Horsham District) **for the employment use**.	
MINM37	MM92	**West House Farm, Henfield Road, Sayers Common** Correct size of site: **Gross site area (ha):** ~~21~~ **23.4** Within the infrastructure list, remove 'Outdoor sports' and 'Parks and Gardens' from 'On-site:' to 'Financial contributions towards the provision of:' section. **On-site:** • Natural, semi-natural and amenity green space • ~~Outdoor sports~~ • Play area • ~~Parks and Gardens~~ Financial contributions towards the provision of: • Sustainable Transport • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health	Correction For clarity and consistency with policy requirements and IDP.

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		• Other outdoor provision • **Outdoor sports** • **Parks and Gardens** • Improvements at Hassocks Station Amend criterion 4 to read: 4. Provide **improvements to local bus stop infrastructure.** ~~additional bus stops south of existing bus stops 4400MS0337 and 4400MS03338~~. Delete criterion 7. ~~7. Improve surface and upgrade footpath ALB-6AL.~~ Amend criterion 8 to read: 8. **Integrate and/or enhance the existing PRoWs that cross the site (FP**13-1AL**, ALB-9AL) and contribute to the** ~~i~~improvement~~s required to~~ **of offsite** footpaths **(including** FP30AL~~, 9AL~~ and **ALB-6AL)**. Delete criterion 9.	To provide flexibility in future provision. Duplication resulting from amendments to criterion 8. To reflect that improvements to PRoWs will be through direct and indirect contributions. Duplication resulting from amendments to criterion 8.

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		~~9. Incorporate the public rights of way crossing the site in the design and layout of the site including maintaining current alignment~~.	
MINM38	MM93	**Land east of Avtrade, Reeds Lane, Sayers Common** Amend criterion 4: 4. ~~Enhance~~ **Provide an appropriate buffer to** the adjacent priority habitats (deciduous woodland) having regard to the objectives of the West Sussex Local Nature Recovery Strategy. Delete criterion 9: ~~9. Provision of reinforcement works of the gas network. Early engagement with Southern Gas Network is encouraged.~~	For clarity and consistency. For consistency. See amendment to MM70.
MINM39	MM94	**Land at Kingsland Lodge, London Road, Sayers Common** Delete criterion 5: ~~5. Provision of reinforcement works of the gas network. Early engagement with Southern Gas Network is encouraged.~~	For consistency. See amendment to MM70.
Chapter 17: Infrastructure			
MINM40	DPI2	**Policy Wording**	

Minor Modification reference	District Plan section/ policy	Proposed change	Reasons
		Planning obligations will be sought **where they meet the statutory test set out in the CIL Regulations,** to: [...]	For clarity. See MS-17.
MINM41	DPI6	**Policy Wording**	
		Existing Provision: [...] Proposals that involve the loss of a community or cultural facility (including those facilities and services where the loss would reduce the community's ability to meet its day-to-day needs locally), will not be supported unless: [...] The loss resulting from the proposed development would be replaced by equivalent or alternative facilities that are accessible, inclusive, available and of equivalent or better quantity and quality in a suitable location**; or** **The loss is declared surplus or identified as part of an estates strategy or service transformation plan where investment is needed towards modern, fit for purpose infrastructure and facilities.**	To provide flexibility in future provision. See MS-17.