Horsham District Council

Horsham District Local Plan Examination

Horsham District Council Schedule of Suggested Main Modifications to the Submission Local Plan 2023-2040

Please note:

This schedule amends the *Horsham District Council Schedule of Suggested Modifications to the Regulation 19 Local Plan v3 (SD14) and Schedule of Suggested Development Management Policies Modifications (SD14a)*

Horsham District Council Schedule of Suggested Main Modifications to the Submission Local Plan 2023-2040

The following schedule and associated appendix sets out a number of proposed modifications to the Horsham District Local Plan 2023-2040, which is currently at Independent Examination. These proposed amendments take account of feedback on the plan in letters to the Council in March and May of 2026.

The modifications should be read in conjunction with the submitted Horsham District Local Plan, which is available to view on the following webpage: Submitted Local Plan The proposed modifications are set out in document order.

In this schedule, suggested additions to the policies or supporting text are shown in underlined text. Suggested addition.

Proposed deletions are shown as strikethroughs. ~~Proposed deletion~~.

New site allocation policies have been assigned a provisional reference in the format HA(NPx), where "x" corresponds to the policy's position within the overall sequence. These references will be amended in due course.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM1	Contents	SP21	**Amend text to state:** Strategic Policy 21: Heritage Assets and Managing Change within the Historic Environment	Correction to reflect that this is a strategic policy as per the policy title.
MM2	Contents	SP39	**Should read:** Strategic Policy 39: Affordable Housing	Factual update as this policy has been drafted and named as a Strategic Policy.
MM3	1	New para 1.2	**Insert new paragraph:** This local plan replaces most existing Local Plan documents and policies that were previously adopted by Horsham District Council. Appendix 1 of the Plan sets out which existing policies have been saved and continue to form part of the development plan). **Consequential update of subsequent paragraph numbers** Please refer to Appendix 1 of this Main Modifications for the new text of Appendix 1 of the Plan.	To provide clarification and certainty as to which policies have been saved.
MM4	1	Paras 1.1 to 1.14	**Delete all paragraphs from 1.11 to 1.14 in their entirety:** ~~**Next Steps**~~ 1.11 ~~This document will be published for a formal 'period of representation' from Friday 19th January 2024 to Friday 1st March 2024. The document will be available to view ….~~ up to 1.14 …~~If the Planning Inspector concludes that the plan is 'Sound' it will be formally adopted and will replace the Horsham District Planning Framework as the main planning document for the District.~~	This text was specific to the Regulation 19 stage process and will be redundant by the time the Plan is ready for adoption.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM5	2	Para 2.5	**Amend paragraph to read:** ~~**Duty to Co-operate**~~ **Consideration of Strategic Cross Boundary Issues** The Duty to Co-operate ~~is~~ was a legal requirement to ensure that local planning authorities work together with county councils, other Local Planning Authorities and other key bodies on strategic matters that cross administrative boundaries. Though this duty was legally revoked and abolished on 25 March 2026, national policy and guidance sets out that those preparing Local Plans should collaborate with other authorities. This can include a range of issues from infrastructure provision, economic and housing growth to strategic recreation routes. Where appropriate, this Local Plan takes into account the needs and requirements of other authorities, as well as taking account of other development plans which cover the District.	To reflect the revocation of the Duty to Co-operate, and retention of the ongoing requirement to work together on cross boundary matters.
MM6	2	Para 2.8	**Amend paragraph to read:** On 14 September 2021, Natural England published a 'Position Statement' ~~from Natural England~~ relating to planning applications in the Sussex North Water Supply Zone. Evidence collected by Natural England ~~shows~~ indicated that the abstraction of water to supply homes and businesses ~~is~~ was having a negative impact on protected wildlife in the Arun Valley. They advised that development in the North West Sussex ~~water supply area~~ Water Supply Zone (figure 1) must not add to this negative effect in order for the affected authorities to comply with relevant environmental legislation. The Position Statement also ~~affects~~ affected Crawley Borough, part of Chichester District, parts of the South Downs National Park and West Sussex County Council. This requirement led to significant joint working taking place with the other affected local authorities, Natural England, Environment Agency and Southern Water.	To reflect the updated position on water neutrality
MM7	2	Para 2.9	**Delete entire paragraph:** ~~To ensure that the Local Plan does not deliver development which continues to harm the Arun Valley it has been prepared to be water neutral. Water neutrality is defined as development that takes place which does not~~	To reflect the updated position on water neutrality

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~increase the rate of water abstraction for drinking water supplies above existing levels. Significant joint working has been undertaken with the impacted local planning authorities, Natural England, Southern Water and other key stakeholders to develop a water neutral plan.~~ **Insert additional wording:** On 31 October 2025, Natural England withdrew its Position Statement. This means new development, and associated plans and strategies are no longer required to be water neutral. However, the legacy of water neutrality continues to be impactful in Horsham District. Development activity slowed in the period in which the Position Statement was in force and acted to constrain the approval of applications – particularly for new homes. The resultant lack of housing supply will impact expected delivery rates in the short-medium term, though it is expected this will recover in the later parts of the plan period.	
MM8	2	Sub-heading preceding para 2.10	**Amend sub-heading:** The Gatwick Diamond ~~and Coast to Capital Local Enterprise Partnership~~	The Coast to Capital LEP (as with all other LEPs) was wound up in March 2024.
MM9	2	Para 2.10	**Amend text:** The majority of Horsham District is located within the Gatwick Diamond economic area which extends from Croydon in the north, around Gatwick Airport and down the A23 corridor to the south coast. Residents of Horsham District contribute to this wider regional economy. Within this area, partnerships between local authorities and businesses will play a role in determining local economic priorities and undertaking activities to drive economic growth, investment and the creation of local jobs.	The Coast to Capital LEP (as with all other LEPs) was wound up in March 2024. The proposed wording reflects the more recent context of joint regional working.
MM10a	2	Para 2.11	**Delete entire paragraph:** ~~The Coast to Capital Local Enterprise Partnership (LEP)is focused in the Gatwick Diamond area. The LEP is currently a business led partnership~~ … ~~This will include supporting the sub regional economy as it continues to emerge from the Covid 19 pandemic, and the pause to development that has arisen as a consequence of the requirement for water neutrality.~~	The Coast to Capital LEP (as with all other LEPs) was wound up in March 2024.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM10b	2	Para 2.12	**Amend third sentence:** … The Council has therefore been mindful of the duty to ~~have regard to~~ <u>further</u> the two purposes of the National Park, namely to conserve and enhance its natural beauty, wildlife and cultural heritage and to promote the opportunities for public understanding and enjoyment of its special qualities. …	To reflect updated wording of the National Parks & Access to the Countryside Act 1949 made by Section 245 of the Levelling Up & Regeneration Act (LURA) 2023.
MM11	2	Para 2.17	**Amend first sentence:** This declaration provides a clear steer for the Council to ensure that it actively ~~contributes to~~ <u>supports the transition to</u> achieving a net zero carbon target through its direct activities and indirect actions, to enhance the ecology of Horsham District's natural environment and biodiversity.	To align with national policy.
MM12	3	Para 3.6	**Delete fourth sentence:** ~~Natural England have now identified that the increased water supply requirements are having significant adverse impacts on protected sites in the Arun Valley, located in the South Downs National Park.~~	To remove reference to Natural England Position Statement on water neutrality
MM13	3	Para 3.8	**Amend fourth sentence:** There ~~are two~~ <u>is an</u> Air Quality ~~management areas~~ Management Area in ~~Cowfold and~~ Storrington. **Amend final sentence:** … , including through the delivery of active travel (walking and cycling) as well as ~~contributing~~ <u>supporting the transition</u> to net zero carbon targets, and being designed to ensure that the development can withstand impacts of changing weather and the climate.	To reflect that the Cowfold AQMA has been revoked since submission of the plan for examination To align with national policy.
MM14	3	Para 3.11	**Amend third sentence:** "A small area in the south-east of the District also falls within the ~~Sussex coast~~ <u>Coastal West Sussex</u> housing market area."	Minor correction to ensure consistent terminology.
MM15	3	Para 3.13	**Delete third sentence:**	No longer relevant given the removal of water neutrality.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~The constraints of water neutrality in particular generate environmental and practical limits to the level of growth which can be accommodated sustainably both now and in the future.~~	
MM16	3	Para 3.14	**Amend second sentence:** There will be a zero-carbon economy with energy efficient development, including district heating and renewable energy together with new development that has been designed to ~~meet~~ support the transition to net zero carbon targets and is flexible to ensure ~~than~~ that new technologies can be incorporated as they become available.	To align with national policy.
MM17	3	Table 1, Objective 2	**Amend first sentence:** Ensure that new development minimises carbon emissions and ~~contributes to~~ supports the transition to local and national targets of 2030 and 2050 respectively.	To align with national policy.
MM18	3	Table 1, Objective 8	**Amend first sentence:** To protect and promote the economic viability and vitality of Horsham Town, the smaller market towns and villages and the rural centres …	Clarification to make clear this objective includes villages and towns in the District.
MM19	3	Table 1, Objective 9	**Amend second sentence:** The smaller market towns and villages of Billingshurst, Henfield, Pulborough, Southwater, Steyning and Storrington will be recognised as secondary hubs …	Clarification to identify the specific villages which act as secondary hubs as identified by HDC Enterprise Team.
MM20	4	Para 4.3	**At end of second sentence delete reference to water neutrality so it reads:** The strategy has been tested through the sustainability appraisal process including the assessment of a range of alternative options for delivering growth and change in the District~~, taking account of the context of the requirement for water neutrality~~.	Reference to Water Neutrality no longer relevant.
MM21	4	Para 4.3	**Amend fourth and fifth sentences as follows:** A key strand of the strategy is to ensure that the Plan also meets the Government's agenda of delivering housing growth ~~and the District's~~	Update to reflect removal of legal DTC, and changed ability of HDC to

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~wider Duty to Co-operate requirements~~ to meet assessed housing needs in Horsham District and assist with unmet needs elsewhere, as far as is realistically possible. ~~In the longer term there may be potential for the District to accommodate wider housing market needs. However, this is subject to considerable uncertainties, particularly in relation to the timing of longer term water neutrality solutions. This will need to be considered as part of any future local plan review.~~ …	accommodate unmet needs within this plan.
MM22	4	Para 4.5	**Delete fourth and fifth sentences:** ~~However, the legal requirements placed on the Council through the Habitats Regulations 2017, which require clear demonstration that development which takes place will not have an adverse effect on the Arun Valley, is a very significant consideration. The requirement for water neutrality applies District-wide.~~	To reflect the updated position with respect of water neutrality.
MM23	4	Para 4.7	**Amend paragraph to read:** During the preparation of the Local Plan, the requirement for water neutrality ~~has~~ meant that Horsham District ~~has~~ moved from being a less constrained to a highly constrained area. The requirement for all development to demonstrate water neutrality between September 2021 and October 2025 resulted in a short-term slowdown of development activity and has resulted in a reduced development pipeline that will take some time to recover. Consequently, it is expected that housing growth will be constrained in the initial periods of the Local Plan. ~~This has therefore had an impact on the ability of the development strategy to balance the pressures for growth to meet the District's needs and those of other constrained areas. It is however imperative that housing and economic development needs are provided for, as far as is possible.~~ Any development which does come forward will however, need to continue to protect and enhance the District's own high-quality rural and historic character, and ~~contribute to delivery of~~ support the transition to a net zero carbon society. Given that the environment is an economic draw in its own right, the focus on environmental protection will also ensure that high quality lifestyles and economic investment can be maintained over the longer term.	To reflect the updated position with respect of water neutrality. To align with national policy.
MM24	4	Para 4.8	**Amend paragraph to read:** The starting point for the local plan strategy is to seek to meet the District's own housing and other development needs ~~as far as possible, within the~~	To reflect that the Plan will meet some unmet needs arising

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~constraints of water neutrality~~. Consideration ~~was then~~ has also been given as to what extent the unmet needs ~~including housing and other strategic matters including infrastructure provision such as education~~ arising elsewhere could be met. These discussions have taken account of the geographical relationship Horsham District has within the wider sub region~~,~~ ~~to establish how unmet needs from these areas can be most effectively met in the context of Horsham District, now or in the future, once a longer term solution to water resources is found.~~. This ~~will~~ has ~~focus~~ focused on prioritising consideration of meeting unmet needs in areas with the strongest economic and housing links to the District as follows: **Delete footnote 1:** ~~Settlements in brackets indicate authorities where direct requests to accommodate unmet needs have been received at the time of publication.~~	elsewhere and to remove references to water neutrality.
MM25	4	Para 4.9	**Amend paragraph:** ~~The constraints of water neutrality do not enable the unmet housing needs of other districts and boroughs to be accommodated at the current time~~. The Council is not in a position to meet the entirety of unmet housing needs arising from other neighbouring local authority areas. The ability to meet outstanding unmet needs ~~This position~~ will need to be kept under review as part of future plan reviews and through ongoing active engagement~~, once an alternative water supply solution for the District is secured.~~ with such authorities.	To reflect that the Plan will meet some unmet needs arising elsewhere and to remove references to water neutrality.
MM26	4	Title amendment between para 4.10 and 4.11	**Add to sub heading between para 4.11 and 4.12** **Development hierarchy and the role of strategic allocations**	Clarification
MM27	4	Heading after para 4.14	**Delete heading**	Minor amendment to merge development hierarchy and strategic allocations into one section
MM28	4	Para 4.16	**Update to final sentence**	Amendment to reflect that the plan

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			Land around Crawley has also been considered as a location for potential development, given the role of the town in driving the wider sub regional economy and providing employment opportunities, together with the potential for an allocation to help deliver unmet housing needs close to the location where they have arisen, and the potential to deliver a school that meets existing and future educational needs including those within Crawley ~~town~~ Borough.	seeks to meet Crawley's needs together with a factual correction to the name of the administrative area
MM29	4	New paragraph after 4.16	**Insert new paragraph:** As well as focussing growth in and around existing settlements, the Local Plan also allocates a new settlement on land at Adversane (Kingswood). When fully established, it is expected that the new settlement will accommodate 3,200 homes along with supporting infrastructure and other land uses. When complete, Adversane (Kingswood) is envisaged to operate as a smaller town/larger village for the purpose of the development hierarchy.	To reflect proposed allocation and inclusion of the site in the development hierarchy.
MM30	4	Para 4.17	**Add bullet point at end of list:** • Land at Adversane (Kingswood)	To reflect proposed allocation of a new strategic scale site.
MM31	4	Para 4.19	**Delete final 3 sentences of paragraph** ~~In addition, the amount of water offsetting which is available in the early years of the Plan is also limited, further constraining the amount of development which can come forward. There is more potential for water offsetting in the medium to longer term, which coincides with a point in the plan period when larger strategic sites may be able to commence. Given the wider uncertainties surrounding the delivery of solutions to water neutrality, the ability for the Council to meet these needs will need to be closely monitored, in part through the monitoring of the Sussex North Offsetting Water Scheme (SNOWs~~).	To reflect the removal of water neutrality requirements
MM32	4	Para 4.20	**Amend end of last sentence:** There is a requirement to review Local Plans on a five yearly basis to ensure that the plan remains up to date and continues to reflect the identified	Updates to reflect removal of water neutrality, the latest plan preparation requirements and

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			development needs for our District. In addition, the government has also introduced new regulations governing local plan preparation. These require that the Council commence preparation of a new style local plan no later than 30 June 2026. This review will provide an ongoing opportunity to consider (likely alongside Local Government reform), ~~At the time of writing there remains uncertainty over the timescales for the delivery of longer-term water neutrality solutions. It is anticipated that this knowledge will become clearer over time. As part of the monitoring and subsequent reviews of this Local Plan, there will be an opportunity for the Council to revisit~~ the potential for the District to contribute to meeting the significant unmet housing needs for other authorities including firstly Crawley and then the South Coast.	the implications for this District.
MM33	4	Para 4.21 (Chapter 4 intro)	**Amend to read:** ~~In the longer term, it is recognised that Crawley Borough will continue to be unlikely to meet its own housing needs within its tight administrative boundaries. In addition, there are also significant housing needs that are arising from the South Coast.~~ Any subsequent review of this plan will need to consider whether the settlement hierarchy within this document ~~it~~ remains appropriate for continued strategic scale settlement expansion or whether the development of additional new settlement/s would be sustainable approach.	Amendment to reflect that this plan assists with addressing unmet needs in Crawley and elsewhere, and to clarify that subsequent plans may relook at other spatial options.
MM34	4	Para 4.27	**Amend third sentence:** This includes delivering net gains to biodiversity and supporting the transition to a net zero carbon economy.	To align with national policy.
MM35	4	Figure 3 Horsham District Key Diagram (Chapter 4 intro)	**Amend as follows:** Amend to show • Expanded allocated East of Billingshurst (south of the railway line) • New strategic allocation – Land at Adversane • Updates to the map to clarify allocations which are currently being built out	To ensure consistency in Local Plan proposed amendments

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			• Update to the legend to read Land North West of Southwater	
MM36	4	Para 4.35	**Amend first sentence:** The priority for the Local Plan and for Neighbourhood Plans will be to locate appropriate development …	Clarification that the policy is applicable to local and neighbourhood plans.
MM37	4	Strategic Policy 3 – Title	**Amend title to read:** Strategic Policy 3: Expansion of Existing Settlements ~~Expansion~~	To reflect that this policy refers to existing settlements rather than new settlements which have yet to commence. Requires consequential amends to policy title and contents page.
MM38	4	Para 4.37	**Amend to read:** As set out in Chapter 10, this plan is able to meet its own identified housing requirements in full, together with an additional quantum to help address unmet housing requirements elsewhere. These figures include housing allocations within existing 'Made' Neighbourhood Plans. As this local plan meets identified housing need requirements, it is not considered that additional housing targets need to be ascribed to Neighbourhood Plan areas within the District for this plan period. ~~When considering the expansion of existing settlements, the principles set out in the policy below have been followed in identifying local plan allocations.~~ It is however recognised that local communities may wish to identify additional development sites ~~may come forward~~ through ~~allocations in~~ a review of their Neighbourhood Plans. This will help deliver further headroom for the plan period. The principles set out in the policy below have been followed in identifying local plan allocations and should also be used in determining where and how ~~This policy therefore sets the context in which~~ any Neighbourhood Plan allocations should be made. This policy also provides the context for considering proposals in the event that any further shortfall	Redraft paragraph to provide clarity on Neighbourhood Plan expectations and consistency with the emerging NPPF – particularly Policy HO2 5a.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			in meeting identified development requirements should arise. ~~Furthermore, all allocations will ultimately be considered as part of a planning application and this policy provides the framework against which proposals to expand existing villages and towns can be assessed.~~	
MM39	4	Strategic Policy 3: Settlement Expansion	**Amend second sentence of policy to read:** Outside defined built-up area boundaries or secondary settlements or ~~urban allocations adjoining existing settlement boundaries~~, the expansion of existing settlements will be supported where all of the following criteria are met: Delete Criterion 1 in full Delete Criterion 6 in full	Compliance with the future NPPF including the emerging policy on settlement expansion and deletion of requirement to demonstrate water neutrality.
MM40	4	Strategic Policy 4	**Amend first para as follows:** To promote the prosperity of Horsham Town and maintain and strengthen its role as the primary economic and cultural centre in the District and the wider economic area, development ~~will be allowed~~ within the built-up area of Horsham ~~where it~~ will be particularly encouraged where it furthers the following objectives: **Amend criterion 6:** Maintains or enhances the network of existing formal and informal green spaces within the town, and contributes to biodiversity net gain and supports the transition to net zero carbon targets.	To enable greater effectiveness of the policy To align with national policy.
MM41	4	Para 4.41	**Additional wording to para to read:** This policy recognises Broadbridge Heath Quadrant as a redevelopment opportunity area with the potential to complement recent and future development in and around Horsham Town. Redevelopment should benefit Horsham District and secure the vitality and vibrancy of Horsham Town. Rather than encouraging a specific proposal, the policy is intended to	To make clear the flexible, enabling intention of the policy.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			encourage the enhancement of the site in a way which supports and reinforces nearby Horsham Town as the District's main town centre.	
MM42	4	Strategic Policy 5: Broadbridge Heath Quadrant	**Amendment to criterion 6:** Notwithstanding the requirement for retail impact assessments set out in other policies of this plan, any ~~Any~~ proposed development for main town centre uses within Broadbridge Heath Quadrant ~~which on its own, or cumulatively, reach a threshold of an additional 1,000sqm~~ will need to demonstrate that it will not have an adverse impact on the vitality and viability of Horsham town centre. This should include an assessment of the impact on existing, committed and planned public and private investment in the town centre.	To remove reference to the need for a retail impact assessment, but to make policy sufficiently flexible to deliver a mixed use scheme which will complement and enhance town centre.
MM43	5	Opening paragraph (green box) first bullet	**Amend "carbon neutral" to read "net zero" throughout:** Horsham District Council has declared a Climate and Ecological Emergency. It aims for its own activities to be ~~carbon neutral~~ net zero by 2030. The national target for ~~carbon neutrality~~ net zero is 2050.	To align with terminology in NPPF
MM44	5	Para 5.3	**Amend second sentence:** The Climate Change Act 2008 (2050 Target Amendment) Order 2019 commits the UK to carbon emission reduction target of 100% by 2050 compared with a 1990 baseline. This net zero carbon target will require radical changes in how we live and how we plan our settlements to ensure our energy and transport systems are decarbonized over the next 30 years.	To clarify that the requirement of the 2020 target amendment is commonly referred to as "net zero carbon".
MM45	5	Para 5.4	**Amend first sentence:** The Council is committed to the development and implementation of a range of measures that support the transition to ~~work towards~~ a net zero carbon target and to achieve the national commitment by 2050 and aspires to achieve net zero carbon from its own activities by 2030.	To align with national policy.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM46	5	Para 5.9	**Amend first sentence to read:** In line with the Horsham District Council Climate Action Strategy, the Council's expectation is that new development that takes place is ~~as a minimum~~ designed to ~~be~~ support the transition to net zero carbon emissions in construction and operation.	Correction of terminology To align with national policy.
MM47	5	Para 5.12	**Delete whole paragraph:** ~~Existing buildings contain embodied carbon (i.e., carbon that was emitted during the construction process) and so it is important that that this already emitted carbon is not wasted through the needless demolition of existing structures. Where demolition is unavoidable, applications will be required to demonstrate how the on-site embedded carbon has been retained.~~	There is no requirement in extant or emerging national policy to retain existing structures or to demonstrate how embedded carbon is retained.
MM48	5	Strategic Policy 6: Climate Change	**Amend first sentence of criterion 1:** Development proposals will only be supported where they include measures which ~~contribute to achieving~~ support the transition to net zero carbon emissions across the District by 2050 at the latest. **Change criterion 1(e) as follows:** Using patterns of development ~~and providing sustainable transport infrastructure which~~ to reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport, improving infrastructure as necessary to support this, and ensure residents have access to services and facilities that are within walking distance;	To align with national policy. To clarify that the policy seeks improvements to sustainable transport infrastructure as necessary to reduce the need to travel (as distinct from providing such infrastructure where it is not needed or not proportionate to what is proposed). Change made in response to Inspector's MIQs Matter 3 Issue 1 Question 1(d).

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM49	5	Strategic Policy 6: Climate Change	**Delete text requiring sustainability statement:** ~~Sustainability Statement~~ ~~4. Development will be supported provided a Sustainability Statement is submitted which demonstrates how the development has taken measures to mitigate and adapt to the effects of climate change.~~	There is no support in National Policy for requiring a sustainability statement for all development.
MM50	5	Para 5.14	**Delete second sentence:** ~~There is an expectation that developments will be constructed to energy performance standards that push beyond Building Regulations in order to work towards achieving carbon neutrality by 2050 at the very latest.~~ **Amend third sentence:** ~~In order to reach~~ To support the transition to net zero carbon, both supplies of electricity and heat to new buildings will need to be decarbonised (i.e. not derived from fossil fuels such as coal, oil or gas.	Expectation that developments will push beyond the energy performance standards in Building Regulations is not in accordance with national policy. To align with national policy.
MM51	5	Para 5.15	**Delete full paragraph:** ~~The Planning and Energy Act 2008 allows local planning authorities to impose reasonable requirements for:~~ ~~a) a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development;~~ ~~b) a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development;~~ ~~c) development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.~~	The emerging NPPF does not allow for local energy efficiency standards.
MM52	5	Para 5.16	**Amend paragraph to:** The development of renewable and low carbon energy is a key means of reducing the District's contribution to climate change. Renewable and low carbon energy can encompass a wide range of technologies including combined heat and power (CHP); combined cooling, heat and power	To reflect that emerging mandatory food and waste composting/recycling will drastically reduce biogenic

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			(CCHP); district heating, ~~energy from waste,~~ wind (large and small scale), biomass, solar (thermal and photovoltaics) and heat-pumps.	content of residual waste, and that the (usually very) inefficient combustion of residual waste should not be regarded as a viable low carbon energy source.
MM53	5	Para 5.17	**Delete full paragraph:** ~~Achieving zero carbon by 2050 will require existing properties to be retrofitted to reduce their energy demands and reliance on fossil fuels for heating and electricity. Whilst much of this will need to be achieved outside the planning system, it should be noted that due to the emissions performance standards required, the Future Homes Standard 44 effectively prohibits the installation of individual gas boilers in newly built properties from 2025. To avoid unnecessary costs in the future, new homes constructed prior to 2025 should be heated through zero or low carbon sources as opposed to gas boilers.~~	This is a matter for the Future Homes Standard and the Building Regulations
MM54	5	Para 5.18	**Delete this paragraph:** ~~5.18 Due to the variations in the suitability, type and scale of energy resources which could be used throughout the District, a bespoke renewable/low-carbon sourced energy target will be expected for individual proposals, which should be justified in the Energy Statement that accompanies the planning application. This will ensure that opportunities for greater carbon savings are maximised through renewable and low carbon sources. Horsham District Council will work proactively with developers to ensure these requirements are met. The Energy Statement should also consider how the scheme's energy performance will be monitored against targets.~~ **Renumber subsequent paragraphs.**	This is a matter for the Future Homes Standard and the Building Regulations

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM55	5	Strategic Policy 7: Appropriate Energy Use	**Delete Energy Hierarchy:** ~~1. Development will be supported provided that it contributes to clean, efficient energy in Horsham based on the following cascade:~~ ~~a) **Be Lean** – use less energy – for example, by minimising energy demand through energy efficiency measures such as fabric performance and passive design;~~ ~~b) **Be Clean** – supply energy efficiently and exploit local energy resources such as secondary heat and district energy networks where available. Preference must be given to technologies with greater efficiencies and fuels with lower carbon emissions to achieve the highest total lifecycle carbon emission savings, in accordance with Part 2 of this policy;~~ ~~c) **Be Green** – maximise the use of renewable energy sources.~~ ~~d) **Be Seen** – monitor, verify and report on energy performance.~~ **Amend criteria of Zero and Low Carbon Heating:** ~~2.~~ 1. Development proposals ~~must demonstrate how~~ will be afforded positive weight where they ~~will~~ provide zero and low carbon heating ~~in accordance with the following hierarchy. Evidence must be provided that opportunities to meet each level of the hierarchy have been exhausted before cascading to the next level~~ by: a) Connect to local existing or planned heat networks*, in combination with on-site renewable energy generation, or b) Maximise use of on-site renewable energy generation, or c) Use of the optimum means of low or zero-carbon heat supply is demonstrated, based on the ~~in~~ order of preference below: ~~i. Use of waste heat sources;~~ ~~ii.~~ i. Electrically-driven ground, water or air source heat pumps;**	Written Ministerial Statement 2023 states that any planning policies which propose local energy efficiency standards for buildings that go beyond current or planned building regulations should be rejected at examination (other than in specific circumstances which are not reflected in the policy). Emerging NPPF does not allow for local energy efficiency standards. The use of waste heat sources is no longer considered to be an efficient combustion of residual waste, as well as concerns related to air quality impacts.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~iii.~~ ii. Direct Electric Heating. ** **Delete Energy Statements:** ~~3. Residential or commercial development will be supported provided that it includes an Energy Statement, (which may be incorporated into the Sustainability Statement), demonstrating how compliance with this policy has been achieved.~~ **Amend criteria of Renewable Energy Schemes:** ~~4.~~ 2. Stand-alone renewable energy schemes will be supported where they do not conflict with other policies in this Plan. Renewable and low carbon energy generation developments that are led by, or meet the needs of, local communities will carry significant weight. *Where a local heat network is planned but not yet in existence or connection is not currently viable, but may become viable in the future, the development should be designed to allow for the cost-effective connection and supply at a later date. ~~In this case the heat should be supplied according to steps 2b and 2c of the above hierarchy.~~ **Electric heat pumps and direct electric heating are assumed to become zero-carbon when the national grid decarbonises.	
MM56	5	Para 5.23 to 5.25	**Delete paragraphs in full** **Re-number subsequent paragraphs**	Paragraphs are no longer required given Future Homes Standard and future Building Regulations have now been published.
MM57	5	Para 5.27	**Amend final sentence:** As 35% of Horsham District's carbon emissions comes from existing domestic properties and 30% from commercial premises, improving the energy efficiency of existing buildings will be a key factor in ~~helping to achieve~~ supporting the transition to the net zero carbon emissions goal.	To align with national policy.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM58	5	Strategic Policy 8	**Amend criterion 1 to remove requirements for specific standards to be met:** 1. Development will be supported where it is demonstrated that sustainable design, including its construction and operation, is integrated into the development from the design stage onwards. To deliver sustainable design, development will only be supported where it ~~meets all of the following requirements that are relevant~~ achieves the following: a) ~~New-build homes to deliver, as a minimum, carbon emissions reduction as set out in the 2021 Edition (or any future update) of the 2010 Building Regulations (Part L)~~ Maximise the energy efficiency of proposed new-build elements; ~~b) New non-domestic buildings to achieve a BREEAM rating of 'Excellent', unless it can be demonstrated that this would make the scheme unviable;~~ ~~c) Incorporate a Fabric First Approach, maximising the performance of the components and materials that form the building fabric itself, before consideration of the use of mechanical or electrical building service systems;~~ ~~d)~~ b) Minimise construction and demolition waste, utilise recycled and low-impact materials and incorporate measures that reduce the amount of biodegradable waste sent to landfill; ~~e)~~ c) Be designed flexibly to enable future modification of use or layout, facilitating future adaption, refurbishment and retrofitting; ~~f)~~ d) Include the provision of gigabit capable broadband access and enable provision of future communication technologies. **Delete criterion 4 requiring sustainability statement:**	These matters are addressed in the Future Homes Standard and the Building Regulations

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~4. In order to demonstrate compliance, proposals should be accompanied by a Sustainability Statement to demonstrate how these measures will be incorporated into development design.~~	
MM59	5	Strategic Policy 9 and para's 5.30 to 5.38	**Delete all existing text from the policy and supporting text (para 5.30 to 5.38). Rename policy to 'Water Efficiency'. Insert the following wording as supporting text:** Much of the South East, including Horsham District, is designated as an 'area of serious water stress' by the Environment Agency, with demand for water exceeding supply. Residential development will be required to be water efficient by meeting the optional requirement as identified in Part G of the Building Regulations and be designed to utilise no more than 110 litres per person per day. For non-domestic buildings, the minimum standards for BREEAM 'Excellent' within the Water category will apply. Should tighter national standards be introduced during the Local Plan period applicable for areas of serious water stress, they will be applied. **Insert the following as policy:** **Strategic Policy 9: Water Efficiency** 1. Residential Development must be designed to utilise no more than 110 litres of mains supplied water per person per day, as per the Building Regulations optional requirement for tighter water efficiency. For non-domestic buildings, the minimum standards for BREEAM 'Excellent' within the Water category will apply. Should tighter national standards be introduced during the Local Plan period applicable for areas of serious water stress, they will be applied.	The requirement to demonstrate water neutrality is no longer in force and most of the provisions within the submitted policy is to be deleted. Being designated as an area of water stress, justifies the use of stricter water efficiency standards.
MM60	5	Para 5.42	**Delete Paragraph 5.42 and insert new paragraph 5.42** Approximately 6% of the District is classed as flood zone 2, and 5% as flood zone 3. Development activity should be located away from these areas and in addition will need to undertake site specific flood risk assessments (FRAs) that assess the risk of all forms of flooding and identify options for mitigation.	To reflect the updated flood risk data from the Environment Agency.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM61	5	Strategic Policy 10	**Remove the text of Policy 10 entirely and replace it with the following:** 1. Development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere. All development proposals will be evaluated for flood risk, having regard to the Horsham District Strategic Flood Risk Assessments (SFRAs). 2. Where sites fall within Flood Zone 1, a site-specific flood risk assessment should inform and accompany all development proposals involving sites of 1 hectare or more; proposals for sites identified by the Environment Agency as having critical drainage problems; proposals for land identified in a strategic flood risk assessment or the Flood Map for Planning as being at increased flood risk in future; or proposals for land subject to a current risk of flooding from any source, where its development would introduce a more vulnerable use than the existing one. 3. In Flood Risk Zones 2, 3a and 3b, a site-specific flood risk assessment should accompany all development proposals. 4. A sequential test informed by the Strategic Flood Risk Assessment and the Flood Map for Planning will be applied where development is proposed in areas known to be at risk now or in the future from any form of flooding, other than for the exceptions described in the National Planning Policy Framework. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Where the test applies, development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding. The Horsham District Strategic Flood Risk Assessments (SFRAs) and the Flood Map for Planning will be used as the evidential basis where the sequential test is required. 5. Where development is proposed in a location known to be at risk from any form of flooding, now or in the future, it will be refused unless it meets the criteria set out in the National Planning Policy Framework in	To align with the emerging national development management policies and to provide clarity.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			respect of the location of the most vulnerable development; the safety of the development throughout its lifetime; the management of residual risk and safe access and escape routes; the flood resistance of the development; and the avoidance of increased flood risk elsewhere. 6. Where there is the potential to increase flood risk, development should; incorporate the use of sustainable drainage systems (SuDS) unless technically unfeasible; not result in a net loss of flood storage capacity; incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere; make appropriate provision for surface water drainage to ground, water courses or surface water sewer and not be allowed to drain to the foul sewer; where technically feasible, utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to the source as possible; include a management plan to maintain the flood water assets in perpetuity. 7. New development which incorporates SuDS will be supported where it considers amenity value, green and blue infrastructure, local ecological resources including water quality and biodiversity, natural flood management methods, and contributes towards Environmental Net Gain (ENG). An appropriately detailed assessment should be submitted to demonstrate an appropriate SuDS strategy.	
MM62	6	Introduction box (Issues)	**Amend wording of third bullet point, second sentence:** There ~~are~~ is an Air Quality Management ~~Areas~~ Area in Storrington ~~and Cowfold.~~	To reflect the withdrawal of the Cowfold AQMA 24.02.2026
MM63	6	Para 6.1	**Amend wording of third sentence to:** "In Storrington ~~and Cowfold~~ the level of this air pollutant has been high enough to require the designation of an Air Quality Management Area~~s~~ (AQMA~~s~~).	To reflect the withdrawal of the Cowfold AQMA 24.02.2026
MM64	6	Para 6.11	**Amend wording of forth sentence to:**	To reflect the withdrawal of the

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~Two~~ One AQMA~~s have~~ has been declared in the District, in Storrington ~~and Cowfold, both~~ due to the annual mean objective for nitrogen dioxide being exceeded.	Cowfold AQMA 24.02.2026
MM65	6	Strategic Policy 11: Environmental Protection	**Amend wording of criterion 3, 4 and 6 as follows:** 3. Maintain ~~or~~ and wherever possible improve the environmental quality of any watercourses, groundwater and drinking water supplies, ... 4. …, ~~particularly with regard to~~ and avoid adverse impacts on and protect the integrity of the South Downs International Dark Sky Reserve designation. 6. ~~Minimise~~ Ensure no unacceptable impacts result from air pollution and greenhouse gas emissions in order to protect human health and the natural environment.	To take strengthened wording so as to be more closely aligned with NPPF. To ensure wording is sufficiently clear and robust to be effective.
MM66	6	Para 6.14	**Amend third sentence:** This document sets out the mechanisms for calculating the additional transport emissions associated with development and the method for determining the estimated monetary value of damage from proposed development caused by pollutants including ~~small~~ fine particulates ~~matter~~ (~~PM10s~~ PM2.5) and nitrogen oxides (NOx).	Factual clarification
MM67	6	Para 6.16	**Replace paragraph 6.16 as follows:** ~~Poor air quality can also harm the natural environment through the deposition of nitrogen. Ancient woodland, including The Mens Special Area of Conservation (SAC) (a woodland area just beyond the western boundary of the District which is of international importance for nature conservation) is particularly sensitive to such changes. Proposals for all developments sensitive to nitrogen deposition including The Mens will be required to undertake a Nitrogen Impact Assessment and consider relevant mitigation measures. Enhancements to biodiversity and green infrastructure will also need to be considered as set out in Policy 17.~~	To demonstrate that the plan will have no adverse effect on the integrity of The Mens SAC and compliance with the Habitat Regulations 2017.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			The Horsham and Chichester Local Plans Air Quality Strategy (AECOM, September 2024) sets out actions to ensure there is no adverse effect on the integrity of The Mens SAC, especially from ammonia pollution. The Council will monitor emissions on the A272 at the Mens SAC. Horsham and Chichester District Councils will use Automatic Number Plate Recognition (ANPR) monitoring on the A272, passing The Mens SAC, to track how many ultra-low emission vehicles (ULEVs) are being used over time. Should it become evident through monitoring that emissions arising from vehicle movements from proposed developments, individually or in combination, are likely without mitigation to affect the integrity of the SAC, the Council will seek mitigation measures through conditions and/or planning obligations attached to planning permissions. This will be in addition to the mitigation measures already specified in the Local Plan in respect of development East of Billingshurst. The councils will also keep working with Natural England and other groups to explore other mitigation options.	
MM68	6	Strategic Policy 13	**Amend policy title:** ~~The Natural Environment and~~ Landscape and Settlement Character, Development Patterns and the Natural Environment **Amend criterion 1:** 1. Protect, conserve and enhance the landscape and townscape character, taking into account key features / areas identified as being of landscape importance, whilst ensuring development responds to ~~and the~~ individual settlement characteristics and avoids coalescence where it would erode that character and sense of place~~, and maintain settlement separation~~. **Amend criterion 2:** 2. Maintain and enhance the Green and Blue Infrastructure Network, the Local Nature Recovery Strategy and national Nature Recovery Network and, where practicable, help to address any identified needs and deficiencies in these networks across the District.	Provide clarity in relation to the topics the policy addresses. To resist settlement coalescence and protect qualities of individual settlements following deletion of Strategic Policy 15.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
				Provide clarity and consistency through the plan.
MM69	6	Strategic Policy 14	**Amend criterion 1:** Outside built-up area boundaries, secondary settlements and development plan allocations, the rural character and undeveloped nature of the countryside will be protected against inappropriate development having regard to national policy. ~~Any proposal must be essential to, and justify, its countryside location, and must meet one of the following criteria:~~ ~~a) Support the needs of agriculture or forestry~~ ~~b) Enable the extraction of minerals or the disposal of waste;~~ ~~c) Provide for quiet informal recreational use; or~~ ~~d) Enable the sustainable development of rural areas.~~	Criterion does not adequately reflect the list of Policy S5 items 1a. to 1.j in the NPPF. Policy modified to reflect emerging framework.
MM70	6	Strategic Policy 15	**Delete policy and supportive text in its entirety.**	As currently worded, policy is much too open to interpretation. The issue of coalescence is addressed through modifications to SP13 and SP14.
MM71	6	Para 6.32	**Amend third and fourth sentences to:** …Applicants ~~will need to be mindful of this~~ should have regard to the need to further the statutory purposes of the National Park in relation to any proposals close to the South Downs National Park boundary and ensure that development within its setting should be sensitively located and designed to avoid or minimise adverse impacts. The Council will have regard to the South Downs National Park Local Plan, the South Downs Integrated Landscape Character Assessment, the South Downs Partnership Management Plan, the South Downs View Characterisation Study and any other relevant documents and updates. The Council will also	For clarification and consistency, and to bring into line with update to the National Parks & Access to the Countryside Act 1949 made by Section 245 of the Levelling Up & Regeneration Act (LURA) 2023.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			seek to support the National Park's status as an International Dark Night Skies Reserve in its decision making.	
MM72	6	Strategic Policy 16	**Amend criterion 4 of the policy to:** Proposals within land that contributes to the setting of the South Downs National Park should be consistent with National Park purposes and have regard to the South Downs Local Plan, the South Downs Integrated Landscape Character Assessment, the South Downs Partnership Management Plan, the South Downs View Characterisation Study and any other relevant document and updates. In particular, proposals should not…	For clarity and to ensure consistency with supporting text
MM73	6	Strategic Policy 17	**All references to 'green infrastructure' be amended to refer to 'green and blue infrastructure' including the policy title.**	To clarify that opportunities to enhance and consider the water environment are reflected
MM74	6	Para 6.42 (SP17)	**Amend the second sentence to:** Development does, however, have potential to create places for biodiversity which applicants are ~~expected~~ encouraged to incorporate when it is not mandated.	The amendment is proposed in order to reflect the national direction of travel for developer biodiversity net gain requirements to be proportionate, and to reflect the draft NPPF, and wider national legislation and guidance on biodiversity matters.
MM75	6	Para 6.44	**Amend and split paragraph after "before development can lawfully commence"** (NB the first two sentences in the new paragraph are a reversal of the existing order at the end of para 6.44)**:**	The amendment is proposed in order to reflect the national direction of travel for

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			In addition to any mitigation / compensation measures required to address any harm caused by development to existing biodiversity, the NPPF expects development to ~~deliver measurable biodiversity net gains (BNGs)~~ contribute positively to the natural environment, support nature's recovery and include features for species which support priority or threatened species including biodiversity net gain where required. The Environment Act 2021 requires development, as laid out in Regulations, to deliver at least 10% biodiversity net gains which must be secured for at least 30 years. The Act introduced a mandatory pre-commencement condition requiring the submission of a biodiversity gain plan for approval by the local planning authority before development can lawfully commence. For the purposes of this policy the types of development subject to mandatory biodiversity net gain laid out in Regulations constitutes 'relevant development'. Sufficient biodiversity gain information will be required at application stage to appropriately inform what constitutes the developable area and to ensure the required biodiversity net gains can reasonably be delivered. Applicants should refer to additional relevant national planning policy, and any BNG guidance published by the Council, or any other relevant update, in ensuring the relevant information is submitted.	developer biodiversity net gain requirements to be proportionate, and to reflect the draft NPPF. Since the BNG regulations became applicable various implementation issues have been identified either nationally and locally, which may be altered or require further clarification.
MM76	6	Para 6.48	**Amend to:** Evidence prepared to support the preparation of the Local Plan demonstrates that most sites can deliver ~~a minimum 12%~~ over 10% net gain in biodiversity on-site, and where this is not possible there is sufficient land with opportunity in the District to deliver any shortfalls off-site. The policy therefore requires the provision of ~~12%~~ at least 10% biodiversity net gain as part of any 'relevant development' as laid out in Regulations. Applications exempt from the mandatory requirements, including householders, will still be expected to ~~have an overall positive impact on biodiversity~~ contribute positively to the natural environment and support nature's recovery. The mandated Biodiversity Metric (Natural England Joint Publication), or the Small Sites Metric as appropriate, or any subsequent updates, must be used for measuring and accounting for biodiversity losses and gains.	To reflect the national statutory requirement for 10% biodiversity net gain. It also acknowledges there is nothing preventing an applicant from providing more than the mandatory minimum BNG requirements.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM77	6	Strategic Policy 17	**Amend criterion 5 to:** "5. The Council will support appropriate new development which: ~~delivers at least 12% biodiversity net gain and:~~ a) Retains and enhances significant features of nature conservation value on development sites, embeds nature-positive measures and minimises impacts on biodiversity; b) ~~Makes a positive contribution to biodiversity and~~ ~~a~~Accords with the aims and objectives of the Green Infrastructure and Local Nature Recovery Strategies, through the creation of appropriate green spaces, that provide linkages between habitats to create local and regional ecological networks that enable the movement of wildlife through development sites; c) Where biodiversity net gains are proposed, appropriate information should be submitted for the consideration of impact, effective use of land and delivery; and, ~~/ or~~ where practicable, ~~c~~d) Following the principle of 'right habitat in the right place', significantly increases woodland or other habitats for the purpose of appropriately enhancing biodiversity, carbon sequestration, pollution control, and / or flood mitigation.	To reflect the national statutory requirement for 10% biodiversity net gain. It also acknowledges there is nothing preventing an applicant from providing more than the mandatory minimum BNG requirements.
MM78	6	Strategic Policy 17	**Amend the first sentence of criterion 6 to:** 6. Relevant development proposals will be expected to deliver ~~12%~~ at least 10% biodiversity net gain and must submit Biodiversity Net Gain information to show how this will be achieved using the mandated Biodiversity Metric or the Small Sites Metric as appropriate and must abide by the metric trading rules…	To reflect the national statutory requirement for 10% biodiversity net gain.
MM79	6	Strategic Policy 17	**Delete criterion 7:** ~~7. All other development proposals must seek to demonstrate how measurable biodiversity net gains will be delivered.~~	To reflect current legislation, the national direction of travel for developer biodiversity net gain requirements to be proportionate, and the draft NPPF.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM80	6	Strategic Policy 17	**Amend criterion 8 to:** Proposals must give appropriate consideration to protected, priority and notable species. They will be expected to protect populations of protected, priority and notable species and seek to aid their recovery, and must conserve, restore and enhance priority habitats, and should create and manage appropriate new habitats, taking into account pollination and LNRS priorities and measures, where practicable.	To provide clarity over the regard to be given to species.
MM81	6	Policy 18	**Delete first sentence of policy**: ~~Local green and open spaces should be protected.~~ Areas designated as Local Green Space, as identified on the Policies Map, will be safeguarded from development unless…	Clarification to improve the effectiveness of the policy by making clear the policy only relates to Local Green Space (a specific designation).
MM82	7	Para 7.3	**Amend third sentence:** Evidence also shows that males and females do not always use space in the same way, and development should be designed to ensure the needs of ~~girls /~~all children and teenagers can ~~also~~ be provided for.	To better reflect equalities for all sections of the community whilst retaining the footnote to making space for girls to align with Council objectives.
MM83	7	Para 7.4 and title	**Amend title to read "Strategic Policy 18: Development Principles" and amend para 7.4 to read:** Good design is a fundamental element of sustainable development. This policy seeks to ensure that development in the District promotes a high standard of design, architecture and landscape~~. Development will be required to deliver sustainable and beautiful builds and places that enhance and protect locally distinctive characters through good design, landscaping (both within a scheme and in terms of the impact on surrounding landscapes)~~, creating or contributing to the identity or 'sense of place', and in ensuring that local, social and environmental characteristics are	Strategic Policy 19: Development Quality and Strategic Policy 20: Development Principles have been incorporated into one policy. Supportive text has been revised to reflect this change.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			considered~~. Where appropriate, the authority in consultation with the local community will support the preparation of design guides and code to provide a framework for delivering locally distinctive development. Development proposals will be expected to take account of these documents~~. **Add the following paragraphs:** 7.5 The NPPF is clear that development should achieve appropriate densities and optimise land use. This will require consideration of a range of factors including an area's prevailing character and setting and the potential for regeneration or change. 7.6 Where appropriate, the authority in conjunction with the local community, will support the preparation of design guides and codes to provide a framework for delivering locally distinctive development. Development proposals will be expected to take account of these documents. 7.7 To ensure that all proposals for development are of high quality, well designed and take account of the existing character of the area, the following principles will apply to all new development. Applicants should consider all relevant criteria within this policy in relation to their proposal. **Renumber subsequent paragraphs.**	
MM84	7	Strategic Policy 19: Development Quality	**Delete text of Strategic Policy 19 in its entirety and replace with following:** High-quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, economic, environmental and policy context. In order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, where relevant, development should be designed in accordance with the following principles: 1. Makes efficient use of land and optimises the provision and use of buildings and open space within a site, taking into account the	Strategic Policy 19: Development Quality and Strategic Policy 20: Development Principles have been incorporated into one policy.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			character, appearance and needs of the site itself, together with the appearance and needs of the surrounding area that: a. Prioritises the use of previously developed land and buildings, whilst respecting any constraints that exist and meeting the requirements of, and accord with, other Local Plan policies; b. Ensures that the scale, massing and appearance of the development is of a high standard of design and layout and relates sympathetically with the built surroundings, heritage, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important vistas and views; c. Uses high standards of building materials, detailing, finishes and landscaping; d. Demonstrates sustainable use of resources in design and construction, incorporating energy efficiency and climate change adaption; e. Retains existing landscape belts, trees, hedgerows and watercourses that form the character of the landscape; f. Secures high-quality open spaces which meet the identified needs of the community; and g. Includes the provision of tree lined streets and trees in open spaces or elsewhere in the development, such as parks and community orchards. 2. Provides an attractive, functional, accessible, safe and adaptable environment having regard to the following: a. Council endorsed Design Codes and Guides; b. Building for a Healthy Life toolkit; c. National Design and Placemaking Planning Practice Guidance, or any future updates; d. The Neighbourhood Plan, Design Statement and / or Character Statement for that area; and e. If located within the High Weald National Landscape, proposals for housing should have regard to the High Weald Housing Design Guide.	

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			3. Provides and retains a good standard of amenity for existing and future occupants of the proposed site. Proposals should avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example due to overlooking, overdominance or overshadowing, light pollution, noise, odour and / or vibration and having regard to the sensitivities / impacts of surrounding development. 4. Incorporates good street design that: a. Encourages and enables prioritisation of pedestrians and cyclists, promoting active travel modes which in turn improves people's health and wellbeing; b. Includes the provision of safe recreational / utility routes, public rights of way and connectivity; c. Provides convenient, safe and visually attractive areas for the parking of vehicles, including cycles and mobility aids; d. Ensures that development is attractive and inclusive, meeting the needs of all users, with particular consideration given to disability, age and gender, as well as addressing the needs of those with caring responsibilities; e. Includes the provision of street furniture, public art and street scene improvements where appropriate; f. Allows sufficient space for both general waste and recycling provision, and provide adequate and safe access for waste collection vehicles. Storage bins must be convenient, safe and visually attractive; g. Incorporate measures to reduce actual or perceived opportunities for crime or antisocial behaviour both on site and in the surrounding area. Measures expected include the creation of visually attractive active frontages with windows and doors that provide informal surveillance of public areas by occupants of the site, adjoining streets and public spaces; and h. Makes a clear distinction between public and private spaces.	

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM85	7	Strategic Policy 20	**Delete both supportive text and policy in its entirety.** **Renumber subsequent policies.**	Strategic Policy 19: Development Quality and Strategic Policy 20: Development Principles have been incorporated into one policy.
MM86	7	Policy 21 - Title	**Amend policy title**: Strategic Policy 21: Heritage Assets and Managing Change within the Historic Environment	Correction to reflect that this is a strategic policy as per the policy title.
MM87	7	Para's 7.8, 7.9 and 7.10 (SP21)	**Amend second sentence of paragraph 7.8 to:** Heritage assets may be classified as either 'designated' (statutory) or 'non-designated' (local) and both are important to consider through the planning process. **Amend second sentence of paragraph 7.9 to:** Of designated assets, the ~~The~~ District is currently home to around 1,500 Listed Buildings, ~~27~~ 29 Conservation Areas, 178 Archaeological Notice Areas, 29 Scheduled Monuments and a number of Registered Parks and Gardens. **Amend first sentence of paragraph 7.10 to:** Local (non-designated) heritage assets are recognised through designated Sites of Archaeological Interest, "Locally Listed" buildings as well as similar assets which come to light during the course of development.	To make clear that within the District there is both statutory (designated) and local (non-statutory) heritage assets. To provide clarity on classification of heritage assets. Factual update – two Conservation Areas recently designated. To make clear that local heritage is classified as non-designated assets.
MM88	7	Strategic Policy 21	**Add text to criterion 1(a):** … West Sussex Historic Environment Record. Where development would result in the loss of an asset, either wholly or in part, the applicant must demonstrate how the heritage asset has been recorded;	Align with requirement of revised NPPF

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			Amend first sentence of criterion 1(f) to: Demonstrate that any proposal ~~in the vicinity~~ within the setting of a heritage asset with, or has the potential to include, archaeological interest is accompanied by appropriate archaeological research, including the investigation, recording and reporting of both above and below ground archaeology. **Delete final sentence of criterion 1(f):** ~~If necessary, the Council will require assets to be preserved in situ or excavated~~. **Delete wording of criterion 3 and replace with following text:** Proposals which would harm the significance of a designated heritage asset should be weighed against the public benefits of the proposal and will only be supported where public benefit is considered to outweigh the harm. **Delete wording of criterion 4 and replace with following text:** Proposals which would cause substantial harm to, or loss of, a designated heritage asset will not be supported unless it can be demonstrated that the substantial public benefits gained would outweigh the substantial harm or total loss of the asset and that any replacement scheme makes an equal contribution to local character and distinctiveness. **Add new criterion to read:** Proposals which would cause harm to, or loss of, the significance of a non-designated heritage asset, will only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.	Clearer terminology to align with requirement of revised NPPF. Draft national DM policy covers this issue in more detail. To align with requirements of revised NPPF which has removed reference to 'less than substantial harm'.
MM89	7	New paragraph	**After para 7.13 insert new paragraph:** The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 sets out that the Council may exercise its powers in the	Clarification of legal basis for the policy and the

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
		(after para 7.13) (P22)	control of advertisements in the interest of amenity and public safety. Policy 22 should be applied in that context.	consideration of amenity and public safety.
MM90	8	Para 8.5 (SP23)	**Amend to:** It will be essential for infrastructure to be provided in a timely way that meets the needs of the new development as it comes forward. Studies to determine whether the proposed development will lead to overloading of existing infrastructure may be required to support planning applications. Specific identified requirements are set out in the relevant site allocation policies. It will also be necessary to understand from key infrastructure providers the timing and delivery of any key new upgrades that may be necessary, such as road upgrades or new water treatment facilities, and the level of development that can come forward prior to the completion of these upgrades, as this may impact on the speed at which the new development can come forward. Developers will be required to demonstrate that infrastructure capacity and required upgrades can be delivered in accordance with an agreed phasing scheme for multi-stage developments. Where the need for improved infrastructure is identified, this should be based on up-to-date evidence which demonstrates how improvements are responsive to changing circumstances, and contribute to sustainability objectives, and sustain the high quality of life as part of the "monitor and manage" approach.	To provide context for requirement for some sites to prepare Phasing and Implementation Strategy. To ensure flexibility and deliverability of required infrastructure in accordance with identified needs.
MM91	8	Para 8.6	**Amend to:** In order to address wastewater treatment capacity, developers are encouraged to contact the water/wastewater infrastructure provider as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint, the Local Planning Authority will, where appropriate, apply ~~phasing~~ Grampian conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.	To ensure conformity / alignment with Water Industry Act setting out water undertakers' requirement to address future water needs.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM92	8	Para 8.9	**Amend third sentence:** Electric vehicles are becoming mainstream and their rollout ~~contributes~~ supports the transition to net zero carbon.	To align with national policy.
MM93	8	Strategic Policy 23: Infrastructure Provision	**Amend as follows:** ~~1. The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development, or suitable necessary mitigation arrangements for the improvement of the infrastructure, services and community facilities caused by the development being provided.~~ Where new development would give rise to the need for new or expanded infrastructure, services, community facilities or mitigation measures, on or off site, these should be put in place at the right time to serve the development and to avoid harmful impacts on the environment or local communities. Necessary infrastructure works relevant and proportionate to the development will be secured through the planning permission by obligation, condition or through the community infrastructure levy (CIL). 2. ~~Where there is a need for extra capacity, this will need to be provided in time to serve the development or the relevant phase of the development, in order to ensure that the environment and amenities of existing or new local residents is not adversely affected~~. Where distinct development phases are expected, a Phasing and Implementation Strategy will be required at outline, hybrid or full planning application	To ensure policy is positively worded and reflects presumption in favour of sustainable development in national policy. To ensure infrastructure upgrades will be in place, or secured, to align with the development.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			stage, which demonstrates what infrastructure enhancements will be delivered, and at what stage in the development. ~~3. To ensure required standards are met, arrangements for new or improved infrastructure provision will be secured by Planning Obligations/Community Infrastructure Levy, or in some cases conditions attached to a planning permission, so that the appropriate improvement can be completed prior to occupation of the development, or the relevant phase of the development.~~	
MM94	8	Para 8.11 (SP24)	**Add new sentence to end of paragraph:** For developments that generate significant amounts of movement, interventions should be documented in a Transport Assessment or Statement submitted in support of the application, and a Travel Plan produced to ensure measures are implemented and sustained. These must prioritise active travel, and ensure that all new development is well-connected to wider cycling and walking networks, including appropriate contributions to support off-site improvements. Impacts on the wider strategic road network may also need to be considered. The transport assessment or statement and/or in the Travel Plan must include a monitoring framework and review mechanism to ensure the ongoing effectiveness of measures proposed.	Effectiveness: to ensure delivery of proposed mitigation measures.
MM95	8	Para 8.13	**Add text to last sentence before first bullet point:** These will be facilitated primarily by the development of strategic sites, and supported as necessary through further developer funding, which will derive in full or in part from the Community Infrastructure Levy: …	To clarify the main mechanism for doing so, which is consistent with Strategic Policy 23: Infrastructure Provision and supporting para 8.4.
MM96	8	Para 8.14	**Additional sentence as follows:** The Council has worked with partners to produce a Horsham Local Cycling and Walking Infrastructure Plan (LCWIP). This sets out cycling and walking	For clarification with regards operation of Policy 24 part 2.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			network plans within a 5km radius of Horsham town centre, and a prioritised programme of improvements for future investment. Strategic Policy 24 expects development to have regard to this programme, as well as to any future LCWIPs across the District, together with any relevant government guidance including LTN1/20 – Cycle Infrastructure design, or any future updates. Where the LCWIP networks provide potential links to a development, the applicant should contribute to delivering or improving that part of the network.	
MM97	8	Strategic Policy 24	**Amend criterion 1(c) as follows:** c) Walking, ~~and~~ cycling and wheeling routes serving the development, both on and off site, are ~~designed to be~~ safe, attractive, direct and legible, have priority over motorised traffic, and integrated with the existing and wider network;	For clarity and incorporating changes suggested in IDJB04 page 8. The term 'wheeling' has been retained for consistency with draft new NPPF.
MM98	8	Strategic Policy 24	**Amend criterion 1(d) to:** Where feasible, provision is made for bus travel and infrastructure ~~within~~ to serve the development, to include as appropriate…	To strengthen policy and provide certainty. Incorporates changes suggested in the Inspector's comments on the Council's initially suggested modifications (see IDJB04 page 8).
MM99	8	Para 8.19	**Amend first sentence:** The need to reduce vehicle emissions ~~as a means of achieving~~ to support the transition to net zero carbon and improving air quality is recognised nationally, and the transition to electric vehicles will take place over the Plan period.	To align with national policy.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM100	8	Para 8.20	**Amend last sentence:** Locations within the airport boundary will remain the most sustainable places for airport parking, and ~~in general~~ additional off airport facilities will not be considered acceptable.	To ensure consistency with part 9 of Policy 25: Parking.
MM101	8	Policy 25	**Amend criterion 2 first sentence:** 2. Adequate parking facilities ~~in accordance with~~ , which should have regard to adopted parking standards guidance, must be carefully designed into developments to meet the needs of users whilst achieving people-focused streets.	Parking standards are not part of the statutory development plan so the policy cannot require development to accord with them.
MM102	8	Para 8.26	**Amend second sentence:** The ~~northern and eastern parts of the District, including the whole of Horsham Town,~~ whole of the District lies within the safeguarded area, although it should be noted that the safeguarded area is neither the responsibility nor the proposal of the Council.	Factual update to reflect updated safeguarding zone, which has been extended and now includes the whole of Horsham District.
MM103	8	Policy 26	**Amend criterion 2 to:** 2. Minor development within this area, such as changes of use and small-scale building works such as residential extensions, will normally be acceptable. Improvements to existing employment buildings, including small scale extensions and refurbishment, will normally be acceptable provided they will not lead to a significant intensification or increase in the scale of development. Where appropriate, planning permission may be granted on a temporary basis. The airport operator will be consulted on all planning applications within the safeguarded area.	Changes made to reflect wording in CBC's local plan required for consistency (GAT2).
MM104	8	Strategic Policy 27	**Amend criterion 2 to:** 2. New development must be designed to achieve healthy, inclusive and safe places, which enable and support healthy lifestyles and address health and wellbeing needs. It should be designed with mental and physical wellbeing in mind. ~~and seek to minimise the negative health impacts arising~~	To reflect national policy and provide clarity on when policy should be applied.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~from development. Proposals will be supported provided that they address requirements stemming from~~ Where relevant, proposals should take into account:	
MM105	8	Para's 8.44 and 8.45	**Amend second sentence in both:** *8.*44 The provision of outdoor community leisure and recreation facilities will contribute to the provision of ~~G~~green and blue infrastructure, and where appropriate the Local Nature Recovery Strategy and nature Provision will be expected to have regard not just to traditional types of provision but also to what is welcoming to minority groups, women (including making space for girls), LGBTQIA+ groups, disabled people, children, teenagers and the elderly. *8.45* The Community Facilities Study ~~2020~~ 2021 sets the review and recommendations in respect of community rooms and halls...	Clarity, consistency and correction of factual error to ensure correct date referenced.
MM106	8	Policy 28	**Amend the first sentence in criterion 1 to:** 1. The provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities as indicated in the current Open Space, Sport & Recreation Study, the Community Facilities Study, the Playing Pitch and Built Facilities Strategies, the Infrastructure Delivery Plan and other relevant studies or updates and local engagement; and / or contribute to the provision of ~~G~~green and blue infrastructure and nature recovery. …	To give substantial weight to the benefits of providing new or improved public service infrastructure and community facilities and encourage new community facilities in line with national policy.
MM107	8	Policy 28	**Amend criterion 3.b) to read as follows**: 3.b) an assessment has been undertaken which clearly shows any open space to be lost is surplus to requirements and evidence is provided that demonstrates the continued use of the site as a community facility or service is no longer feasible, taking into account factors such as; appropriate active marketing, the demand for a community use within the site or premises, the quality, usability, viability and the identification of a potential future occupier.	To reflect the requirements of paragraph 99 of the NPPF (Sept 2023).

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM108	9	Introduction (green box)	**Amend second and sixth bullets respectively to read:** • Some of the office stock is outdated and is unsuitable for modern business needs. Recent changes to permitted development rights have resulted in a number of often higher-grade offices, particularly in Horsham town centre, being converted to residential uses. There is a need to retain and expand high-quality offices and provide for coworking space. • The majority of businesses in the District are micro or small. Opportunities for small and medium businesses and business start-ups need to be provided in locations across the District.	To reflect the Matter 4 Hearing action for policies to reflect the range of uses likely to be needed in the District
MM109	9	Para 9.11	**Delete Table 5 and amend paragraph 9.11 to read:** Since 2015, progress has been made in bringing forward sites for employment growth and investment. Planning permission for employment land has been granted on Land at North Horsham~~, at Brinsbury College between Billingshurst and Pulborough, at locations adjoining Billingshurst and at Nowhurst, near Broadbridge Heath (see Table 5 3). Horsham Enterprise Park (formerly Novartis) and Land at North Horsham will be important to help satisfy the demand for high-quality office space and, subject to demand, other employment uses (B Class Use)~~. There is an increasing demand within the District for flexible employment use to enable sites and premises to move between B2, B8 and E(g) Use Classes. **Delete Table 5**	To reflect changes in the large commitments and the relevant trends in the district.
MM110	9	Para 9.12	**Amend to read the following including the insertion of two new paragraphs at the end:** ~~After taking account of the current employment commitments~~, ~~t~~The EGA and supplementary Focused Update report indicate that ~~an intensification of existing sites and / or additional employment land should be planned for in order to support economic growth and productivity, and to positively and proactively encourage sustainable economic growth to meet the District's future employment needs over the plan period. B~~based on ~~a 'Labour Supply' commensurate to 800 homes per annum~~the three standard scenarios (job	To reflect the identified employment needs ands to give greater clarity over the needs being addressed over the plan period.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			growth, past development and labour supply based on the standard method), there ~~would be no unmet requirement if the majority of commitments are delivered. If no regard were given to existing commitments, based on the~~ three ~~different standard scenarios tested, the EGA indicates~~ is a potential demand of between 13,300sqm (0ha) to 179,240sqm (45.1ha) over the plan period. Two alternative labour supply scenarios were also assessed by the EGAs which related to an average delivery of 1,200 and 1,400 dwellings per annum respectively. When the alternative scenarios are taken into account the range, before commitments, would expand from between 13,300sqm (0ha) to 240,910sqm (54ha) or 303,820sqm (68.1ha) respectively. 1 April 2025 completion/commitment data indicated 56.1ha of employment land was already built or committed . Taking account of the alternative need scenarios, the residual employment need ranges between **0ha to 11.49ha**. The alternative labour supply scenarios help assess a housing figure which includes some of the unmet housing needs in surrounding authorities. It should be noted, however, that there is not a linear relationship between unmet housing needs and unmet employment needs. The alternative scenarios do not take into account the allocations or capacity within neighbouring authorities that may meet their employment needs in full or part. In respect of this, regard should include the additional headroom (surplus) of 12.07 hectares within Crawley's boundary at the Gatwick Green employment allocation. This allocation caters for market signals for logistics/warehousing/industrial, particularly larger premises, within the functional economic market area (FEMA). The Economic Growth Assessments highlight that, the Local Plan should promote the intensification of existing sites and / or additional employment should be planned for in order to support economic growth and productivity, and to positively and proactively encourage sustainable economic growth. The Local Plan therefore allocates **20 hectares** where 40% lies within strategic site allocations, 55% enables existing industrial estates to expand in three separate locations across the District and 5%, on the edge of Southwater helps to make efficient use of land encircled by the A24 and main northern access road to Southwater. The allocations enable the	

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			range of employment uses likely to be needed in the District to be addressed, including storage and distribution operations (including last mile deliveries) in suitably accessible locations and at a variety of scales, recognising that the FEMA's need for large format premises is to be addressed primarily in Crawley.	
MM111	9	Para 9.15	**Amend 5th sentence and add a sentence at the end of the paragraph to read:** It is therefore considered appropriate to allocate additional land to meet this existing latent employment demand, to help maintain the District's economic vibrancy and to stem the loss of businesses expanding into new sites outside the District. This approach will also ensure that rates of commuting outside the District are not exacerbated. Village and town centres will continue to be a focus for the delivery of other sectors, particularly those falling within Use Class E, as covered in the Town Centre Strategic Policies (SP35 and SP36).	To align more with NPPF 2023 so that Development management take a positive approach to employment with a greater degree of flexibility, and to reflect the range of uses likely to be needed in Horsham.
MM112	9	New Paragraph after para 9.17	**Insert an additional new paragraph after paragraph 9.17 to read:** The policies aim to support investment in employment sites by clearly setting out the types of uses allowed, while still allowing flexibility as the job market changes. This is important to ensure that employment space is not lost to other uses that do not meet the District's full range of skills or identified needs. Strategic Policies 29 and 30 do not promote Use Class E(a) (retail) within employment sites as retail needs are assessed separately and covered in the Town Centre Strategic Policies (SP35 and SP36). This is needed to resist any inappropriate formation of edge of centre or out of town retail that could harm town and village centres and their historic character. The employment allocations set out the primary uses for which they have been identified for, and conditions will be used to restrict retail development.	To align more with NPPF 2023 so that Development management take a positive approach to employment with a greater degree of flexibility, and to reflect the range of uses likely to be needed in Horsham..

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM113	9	Para 9.18	**At the end of the 3rd sentence after "E(g) Use Classes" add:** because these form the traditional employment uses assessed by the Economic Growth Assessment and are uses commonly located within the District's Industrial Estates / Business Parks. Strategic Policy 30 reflects the flexibility Use Class E provides except for retail as explained above. The allocations relate to land area in recognition that the need includes low employment density floorspace which must be suitably included within the allocations. …	To align more with NPPF 2023 so that Development management take a positive approach to employment with a greater degree of flexibility, and to reflect the range of uses likely to be needed in Horsham.
MM114	9	Strategic Policy 29	**Amend Criterion 1 second sentence** In addition to meeting national and Local Plan requirements, proposals should seek to ~~take account of the mitigation measures identified and~~ incorporate a range of unit sizes, tenures and flexibility of use with regard to floor to ceiling heights, floor loading, power, servicing and loading facilities;	To align more with NPPF 2023 so that Development management take a positive approach to employment with a greater degree of flexibility, and to reflect the range of uses likely to be needed in Horsham. This includes general industrial space (B2 Use Class) the opportunities for which are limited and is in part why the sites identified for allocation were chosen.
MM115	9	Strategic Policy 29	A**mend Criterion 3 final sentence** Outside defined centres, office and light industrial development, including research and development, will be restricted by condition to class E(b-g) in order to ensure ~~all other town centre~~ retail uses are focussed within the centres;	
MM116	**9**	Strategic Policy 29	**Amend Criterion 8 as follows:** Supporting proposals for business, manufacturing, storage and distribution uses (B2, B8 and part E(g) use classes), including logistics and last mile facilities, in suitably accessible locations and appropriate scale in accordance with the spatial strategy and the settlement hierarchy;	
MM117	9	Strategic Policy 29	**Amend Table as set out in Appendix 2**	

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM118	9	Para 9.20	**Split into two paragraphs and amend to read:** To support economic growth and productivity, there is a need to maintain a flexible supply of employment land and premises. However, opportunities for new employment sites are limited so it is important to make best use of the existing stock of employment land and floorspace. This means retaining suitable employment sites and encouraging their refurbishment, upgrading and intensification to meet modern business needs. This is especially important in Horsham Town because it forms the main commercial centre in the District. This policy seeks to protect employment and commercial sites which contribute to local employment opportunities that meet the needs of residents, whilst enabling sites that are no longer economically viable to be considered for other appropriate uses. It recognises the needs within the District are more than job numbers. They include the provision of employment space to facilitate a range of jobs. This will include land for general industry, storage and for low employment density uses. For the purposes of this policy, 'employment' means office, industrial, storage and distribution uses that fall within B2, B8 and E(g) Use Classes.. Other uses that provide jobs are termed 'employment generating uses' and are also considered under this policy. Development proposals for main town centre uses will be expected to comply with the other policies of this Plan, in particular Strategic Policies 35 and 36. Conditions may be used to ensure the integrity and function of employment sites are safeguarded, including restrictions on E uses to E(b-g) in recognition that retail should be directed to town/village centres in the first instance.	To align more with NPPF 2023 so that Development management take a positive approach to employment with a greater degree of flexibility, and to reflect the range of uses likely to be needed in Horsham.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM119	9	Strategic Policy 30	**Amend Criteria 1 to** (NB criteria after (a) to be renumbered)**:** 1. Proposals for the upgrading, ~~and~~ refurbishment and intensification of existing offices, industrial / business estates, premises and sites will be supported provided that: ~~a) they enable the facility to meet modern business standards and demonstrably enhance the attractiveness of the District as a business location;~~ b) they ~~mitigate existing amenity, highway and access~~ appropriately resolve any issues arising from badly sited uses; and c) ~~potential new impacts on amenity and on the road network are mitigated~~ any adverse impacts are appropriately addressed.	Correction and clarification in respect of the type of 'development' that is covered by criterion 1 versus criterion 2. To align more with NPPF 2023 so that Development management takes a positive approach to employment with a greater degree of flexibility, and to reflect the range of uses likely to be needed in Horsham.
MM120	9	Strategic Policy 30	**Amend Criteria 2 to:** 2. The redevelopment, regeneration~~, intensification~~ and expansion of existing employment premises and sites for employment uses will be supported particularly where it facilitates the retention of existing businesses within the District, and / or protects or creates new jobs, including green industries and social enterprises. Proposals ~~must demonstrate that they meet all the following criteria~~ should: a) ~~it is~~be in keeping with the existing scale of provision and local area; b) ~~the proposal will~~ complement and not prejudice the operation of surrounding employment uses; c) ~~it~~ protect~~s~~ the amenity of existing and surrounding uses; and d) ensure any adverse impacts would not significantly outweigh the benefits~~; and~~ ~~it is a Key Employment Area or Other Existing Employment Site as defined in this policy~~.	
MM121	9	Strategic Policy 30	**Amend Criteria 3 to:** 3. Key Employment Areas, as listed in the table below and defined in the Policies Map, are protected for office, industrial, storage and distribution	

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			uses (B2, B8 and E(g)~~ii / iii~~ Use Classes. *(Retain Table 7 but renumber as appropriate eg Table 6)*	
MM122	9	Strategic Policy 30	**Amend Criteria 4 to:** 4. All proposals within a Key Employment Area, including proposals for alternative sui generis 'employment' uses and ~~offices~~ E(b-f) Use Classes will be supported where ~~must demonstrate~~ they: a) support the integrity and function of the Key Employment Area and can be integrated effectively so that it does not lead to consequential restrictions on existing uses particularly general industrial and distribution operations (B2 & B8 uses); and b) do not result in the overall net loss of employment floorspace unless it can be demonstrated that the loss is not significant~~,~~ and would lead to a significant upgrade of the retained employment floorspace.	
MM123	9	Strategic Policy 30	**Amend Criteria 5 to:** 5. Employment sites and premises outside Key Employment Areas are protected for business, manufacturing, storage, ~~and~~ distribution and office uses (B2, B8 and E(g) Use Classes) and appropriate sui generis uses.	
MM124	9	Strategic Policy 30	**Amend Criteria 6 to:** 6. Proposals for ~~indoor leisure~~ local service and community uses (E(~~d~~b-f) and F2~~(d)~~ Use Classes) will be supported provided that they do not prejudice the operation of surrounding employment uses and are located to minimise impact on amenity.	
MM125	9	Policy 31	**Amend criteria 3 and 4 to:** 3. Proposals will be supported provided that they: a) Do not adversely affect the character, appearance or visual amenities and the intrinsic character and beauty of the countryside and the location in question; and b) ~~Demonstrate a net increase in biodiversity in and around the site.~~	To take into account the national direction of travel to ensure biodiversity net gain requirements are proportionate as

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
				reflected in the draft NPPF.
MM126	9	Policy 32 - title	**Amend policy title to:** Conversion of Agricultural and Rural Buildings to ~~Commercial, Community &~~ Residential Uses	Factual update and for clarification given the policy wording only relates to conversion to residential use and Policy 31 addresses conversion of rural buildings to economic / enterprise uses.
MM127	9	Policy 32	**Amend criterion 6 to:** 6. It is demonstrated that the proposal will~~: a) E~~ enhance the immediate setting through its design and appearance, landscape design and materials~~; and b) enhance biodiversity in and around the site~~.	To take into account the national direction of travel to ensure biodiversity net gain requirements are proportionate as reflected in the draft NPPF.
MM128	9	Para 9.43	**Add new paragraph after 9.43 to:** In relation to demonstrating unviability of existing visitor accommodation, visitor attractions or cultural facilities, an applicant will be required to present evidence of marketing the existing operation as a 'going concern' with a reputable specialist agent at a realistic price, for a minimum of 12 months, that reflects the value of the business. Evidence of the non-viability of the existing business is also required.	To detail marketing expectations originally proposed, but removed from the policy wording.
MM129	9	Strategic Policy 34	**Delete criterion 1b to:** ~~Where relevant, retain and enhance existing visitor and tourist facilities;~~ Subsequent criteria would be reordered as a result.	To remove redundant criterion.
MM130	9	Strategic Policy 34	**Amend criterion 3 to:**	To increase flexibility within the policy and

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			Proposals that result in the loss of visitor accommodation, visitor attractions or cultural facilities in the District will not be supported unless there is good evidence that the site is unsuitable for continuing tourism accommodation as a result of its size, design, layout, location, its unviability or its impact on its surroundings, or whether greater planning benefits will be achieved by change of use or redevelopment. ~~evidence of marketing the existing operation as a 'going concern' with a reputable specialist agent at a realistic price, for a minimum of 12 months, that reflects the value of the business is provided. Evidence of the non-viability of the existing business will also be required.~~	allow for circumstances in which other uses may be permissible.
MM131	9	Para 9.57	**Add new sentences at end of paragraph:** The policy seeks to promote a concentrated retail function with Primary Frontages balanced with flexibility within the wider Main Shopping Area, as well as protecting the amenity of residents, occupiers and other users. To do this effectively, the policy makes reference to three defined areas: • Town and village centres, which incorporate the geographical area where Town Centre First principles will apply; • Main Shopping Areas, a smaller geographical area within town and village centre boundaries where main town centres uses (as defined in the NPPF, and the Glossary of this document) will be favoured; and, • Primary Frontages, usually within main shopping areas themselves, although some existing primary frontages do sit just outside, where Class E uses are favoured, but where other uses will be acceptable subject to evidence of marketing of the premises to evidence that the current use is no longer of commercial interest.	This is in response to MIQs (Matter 7, Issue 2, Question 6) and helps clarify the geographical areas defined in the Policies Map and referred to in Policies 35 and 36, and how they relate to one another.
MM132	9	Strategic Policy 36	**Amend criterion 4 to:** 4. ~~Where units within a Main Shopping Area are demonstrated to be unviable in their current form these should be retained for Class E uses in the first instance.~~ The loss of Class E and main town centre uses within Main Shopping Areas will be resisted.	To provide clarity and remove potential conflict with criterion 3.

<table>
<tr><th>Reference</th><th>Chapter</th><th>Paragraph / Policy Number</th><th>Suggested Change</th><th>Reason</th></tr>
<tr><td>MM133</td><td>10</td><td>Para 10.4</td><td>Amend the last two sentences including the insertion of a new paragraph and table to read:

It is a requirement of the NPPF that the Council provides a strategy which, as a minimum, seeks to meet the District's objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

<s>The standard methodology calculation for Horsham District in 2023 is calculated as 911 dwellings per annum.</s>

<u>The Council has used the 2023 NPPF’s standard method calculation as a basis to establish the local housing need, updated to take account of the affordability and household projection data for each year to 2025/26. An adjustment has been made to reflect the need in the District arising from the South Downs National Park (SDNP) planning area, outside the scope of this plan. The South Downs National Park Authority’s (SDNPA) own evidence on housing need within its planning area, which uses existing dwelling stock as a basis for need, indicates that 2.3% of Horsham’s local housing need is derived within the SDNP. Adjusting Horsham’s standard method figure to take account of this results in the following local housing need figures:</u>

<table>
<tr><th>Years</th><th><u>Standard method need figure</u></th><th><u>2.3% adjustment for SDNPA</u></th><th>Local housing need figure</th></tr>
<tr><td>Yr 1 (2023/24)</td><td><u>911</u></td><td><u>21</u></td><td>890</td></tr>
<tr><td>Yr 2 (2024/25)</td><td><u>917</u></td><td><u>21</u></td><td>896</td></tr>
<tr><td>Yrs 3-17 (2025/26-2039/40)</td><td><u>838</u></td><td><u>19</u></td><td>819</td></tr>
</table>

This is equivalent to providing a minimum of <s>15,487</s> <u>14,071</u> homes in the 17-year period between 2023 and 2040.</td><td>To reflect the need for updated housing requirement.</td></tr>
</table>

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM134	10	Para 10.5	**Delete second third and fourth sentences:** ~~The level of development the District is able to accommodate (including the Council's ability to meet its own housing target) has changed over the course of the preparation of this Plan as a result of the requirement for water neutrality, which has significantly impacted on Horsham District's ability to accommodate unmet housing needs from other District's and Borough's at the current time. The relationship of the District within the wider subregion has been an important consideration as part of the process of Local Plan preparation. This has taken account of both the North West Sussex Water Resource Zone and local housing and economic market areas~~. **And amend final sentence:** Given the scale of unmet needs across the South East as a whole, the approach followed by the Council ~~was~~ has been to prioritise meeting the ~~consider the extent it could meet unmet~~ needs of authority areas with the closest links to this District in the first instance.	To reflect the need for updated housing requirement.
MM135	10	Para 10.8	**Amend to:** ~~Crawley Borough Council is also in the process of undertaking a local plan review, and the Plan at the time of writing has yet to be adopted.~~ The Crawley Borough Local Plan 2023-2040 was adopted in October 2024 and identifies an unmet need of 7,505 dwellings in the plan period ~~Current indications are that Crawley can meet almost half of its needs in the plan period, with a total of 7,050 dwellings (414dpa)~~ to be accommodated within the wider housing market area, insofar as is consistent with the National Planning Policy Framework and delivery of sustainable development ~~(including the issue of water neutrality)~~.	To reflect need for updated housing requirement.
MM136	10	Para 10.10	**Remove final bullet point:** ~~Taking account of the requirement to deliver water neutral……. Schemes provided by Southern Water are delivered~~	To reflect removal of requirement for water neutrality.
MM137	10	Para 10.11	**Delete and replace with:**	To reflect the need for updated housing

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~Without any requirement for water neutrality, it was concluded that market forces, the need to deliver……. around 50% of the overall level of Crawley's unmet needs.~~ The outcome of this work has identified that, notwithstanding the impact of water neutrality on short to mid-term delivery, market forces, the need to deliver additional infrastructure and the physical availability of land for development mean that it will not be possible for this District to accommodate all the unmet needs that have been identified for Crawley Borough. It is, however, considered that the District can accommodate around 50% of the overall unmet need	requirement including unmet needs from Crawley.
MM138	10	Para 10.11	**Add new paragraph after para 10.11 to read:** Provision is made for 221 dwellings per annum (3757 homes in total) to help address unmet need arising in Crawley Borough. The primary location for these needs to be met is the allocation of land West of Ifield. It is anticipated that the remaining unmet need will be accommodated elsewhere across the Northwest Sussex Housing Market Area.	To reflect the need for updated housing requirement including unmet needs from Crawley.
MM139		Paras 10.12 and 10.13	**Delete paragraphs in full**	To reflect the need for updated housing requirement.
MM140	10	Para 10.16	**Delete and replace with**: ~~Prior to the requirement for this Plan to be water neutral, consideration was given as to what extent land may be available in this part of the District to accommodate the unmet needs from the coast taking account of the issues previously set out above. It was considered at that time that a small element of growth (around 20 homes) a year could meet the needs for Worthing. As set out in para 10.12 this is no longer possible due to water neutrality.~~ The preparation of this plan has considered the extent to which it should contribute to addressing unmet need arising along the coast. While the Council has taken account of constraints relating to land availability outlined above, the starting point has been to work collaboratively with Mid Sussex District Council to develop a methodology for establishing an appropriate level of contribution, using historic migration patterns as the primary basis. The District is therefore able to provide 52 homes a year towards the unmet	To reflect the need for updated housing requirement which includes needs from the coast

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			need from Worthing and Adur, where links with the south of the District are strongest.	
MM141	10	Para 10.17	**Amend third sentence to:** The needs from this area were therefore considered after those with direct connections. Taking into account ~~water neutrality and~~ the scale of the unmet needs from Crawley and the South Coast, it is not possible for the District to accommodate these unmet needs and those which extend more widely into the South East and into London at this time.	To remove reference to water neutrality
MM142	10	Para 10.21	**Divide para in two. After first sentence add**: This policy sets out how the Council will meet the housing needs for this District and contribute to the delivery of unmet housing needs from other areas. The Council has established a total housing requirement of 18,712 homes to be delivered in the Plan period. This includes contributions of 221 homes a year towards Crawley's unmet need and 52 homes a year towards Adur & Worthing's unmet need. **Create new para from existing second sentence:** The Council's evidence base work has identified a total of ~~13,212~~ 20,915 homes which are considered to be deliverable in the Plan period. ~~Taking account of the need for flexibility of supply, this equates to an annualized target of 777 homes each year (and includes a10% buffer for the first five years of the plan period).~~ This equates to an annualized supply of 1,230 dpa over the 17-year plan period.	To reflect the need for updated housing requirement. Updates to housing numbers
MM143	10	Para 10.22	**Amend to:** Within the Plan period, some ~~6,717~~ 10,618 homes already have planning permission or have been allocated in a "made" Neighbourhood Plan. It is also expected that a small amount of windfall development will take place in Years 4 ~~6~~-17 of the Plan period (approximately 120 dwellings per	Updates to housing numbers to reflect most recent delivery and commitments.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			annum).	
MM144	10	Para 10.23	**Amend to:** Many of the ~~13,212~~ 20,915 homes identified for development include strategic allocations identified in previous Local Plans including Land at Kilnwood Vale, Land West of Southwater and Land North of Horsham, where development is ongoing. In addition, some smaller-scale sites have been identified as development locations within Neighbourhood Plans.	Updates to housing numbers to reflect additional allocations and other commitments
MM145	10	Para 10.26	**Amend to:** The remaining housing needs will be met through additional strategic allocations together with smaller- scale development allocations which will help meet local housing requirements and ensure a consistent housing supply over the Plan period. The starting point for strategic-scale growth has been general conformity with the District's settlement hierarchy as set out below: • Land West of Ifield, Crawley. Development in this location recognises the role of Crawley at the centre of the Gatwick Diamond (a total allocation of 3,000 dwellings) • Additional intensification of Land at North Horsham. (a total of 500 dwellings) • Land North West of Southwater (a total allocation of ~~1,000~~ 1,044 dwellings) • Land East of Billingshurst (a total allocation of ~~650~~ 1000 dwellings). • Land at Adversane (a total allocation of 3,200 dwellings)	Reference to additional strategic allocation
MM146	10	Para 10.27	**Amend to:** The Council will be reliant on a high number of homes which are to be delivered through the allocation of larger strategic sites. These take time to come forward as they progress through the application and preparatory	Updates to housing numbers to reflect revised housing trajectory.

<table>
<tr><th>Reference</th><th>Chapter</th><th>Paragraph / Policy Number</th><th>Suggested Change</th><th>Reason</th></tr>
<tr><td></td><td></td><td></td><td>stages of development works on site. The legacy impact of water neutrality, which has resulted in fewer permissions being granted also means fewer completions are expected in the short to medium term while a pipeline of permissions is re-established The Council is therefore not able to demonstrate a uniform delivery of homes over the Plan period. A stepped ~~trajectory~~ requirement is therefore proposed ~~with a target of 480 homes in the first five years of the Plan, with a target of 901 homes per year for the remaining 12 years of the Plan~~ as follows.

<table><tr><td>Years</td><td>Proposed requirement</td></tr><tr><td>1-3</td><td>To mirror delivery</td></tr><tr><td>4-5</td><td>499</td></tr><tr><td>6-10</td><td>1,100</td></tr><tr><td>11-17</td><td>1,601</td></tr></table>
Chart figure replaced to reflect updated trajectory</td><td></td></tr>
<tr><td>MM147</td><td>10</td><td>Strategic Policy 37</td><td>Amendments to policy:

Provision is made for the development of at least ~~13,212~~ 18,712 homes, and associated infrastructure within the period 2023 - 2040 at an average delivery rate of ~~777~~ 1,100 homes per year**REMOVE FOOTNOTE**.

The minimum requirement will be split into an annual average requirement on a stepped basis as follows:

• ~~Years 1-5 (2023/2024 – 2027/2028) 480 dwellings per annum~~
• ~~Years 6-17 (2028/2029 – 2039/2040) 901 dwellings per annum~~

• Year 1 (2023/24) 452 homes per annum
• Year 2 (2024/25) 320 homes per annum
• Year 3 (2025/26) 235 homes per annum
• Years 4-5 (2026/27 – 2027/28) 499 homes per annum</td><td>Updates to housing numbers to reflect revised housing trajectory, and sources of additional housing supply.</td></tr>
</table>

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			• Years 6-10 (2028/29 - 2032/33) 1,100 homes per annum • Years 11-17 (2033/34 – 2039/40) 1,601 homes per annum The figure will be achieved by: 1. **No change** 2. New strategic sites: a. At least ~~1,600~~ 2,500 homes on Land West of Ifield (from an allocation of 3,000 dwellings) b. At least ~~735~~ 950 homes on Land North West of Southwater (from an allocation of 1,000 dwellings) c. At least ~~650~~ 1,000 homes on Land East of Billingshurst (from an allocation of ~~650~~ 1,000 dwellings) d. At least 1,425 homes on Land at Adversane (from an allocation of 3,200 dwellings) 3. At least 2,982 ~~1,795~~ dwellings from smaller scale allocations ~~to be allocated in this local plan or neighbourhood plans~~ 4. An additional 500 ~~60~~ dwellings from intensification of the Land North of Horsham allocation (Horsham District Planning Framework, November 2015). This intensification totals 500 dwellings and includes Cuckmere Farm, and 5. Approximately 1,440 ~~1,680~~ windfall units, including 10% provision on land less than 1ha. ~~6. After this supply is deducted from the identified need of 15,487 over the 17 year Plan period of 2023/24 - 2039/40, there will be a remaining unmet need of 2,275 dwellings. Horsham Council will work with its neighbouring authorities, particularly those who form the Northern West~~	

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~Sussex Housing Market Area, in exploring opportunities and resolving infrastructure and environmental constraints to meet this need in sustainable locations~~	
MM148	10	Para 10.32	**Amend paragraph to:** The Council also recognises that future development should respond appropriately to local character and local needs <u>or other up-to-date evidence</u>. Evidence of local needs will normally be in the form of a local housing needs assessment prepared specifically for that parish or ward, or a Neighbourhood Plan that has successfully passed examination. <u>Regard should be had to evidence provided by local authority housing officers which reflect changes to the District's housing needs.</u>	To take account of up-to-date evidence of need for specific-sized affordable housing units as provided by the Council's housing officers (which will generally be based on the Housing Register)
MM149	10	Strategic Policy 38	**Add text to criterion 1 to read:** 1. Residential development will be supported where it provides a mix of housing sizes and types to meet the needs of the District's communities as evidenced in the latest Strategic Housing Market Assessment or any subsequent updates in order to create sustainable and balanced communities. Where relevant, a made or referendum stage Neighbourhood Plan may provide an appropriate local mix. Other factors that may be taken into account include <u>evidence provided by local authority Housing Officers,</u> the established character and density of the neighbourhood, the viability of the scheme, and locally and robustly prepared evidence such as a local (parish) housing needs assessment.	To take account of up-to-date evidence of need for specific-sized affordable housing units as provided by the Council's housing officers (which will generally be based on the Housing Register)
MM150	10	Strategic Policy 38	**Amend criterion 3 to:** Residential developments <u>that include</u> ~~will be supported where homes are provided as~~ either self-build or custom-build serviced plots ~~in accordance with~~ <u>that proportionately contribute to</u> the latest demand on the Self and Custom build register <u>will be given positive weight</u>. ~~A level of provision that differs from the Council's register may be accepted if supported by robust evidence of local need.~~	To address the concern that the policy was worded in such a way that implied developments that didn't include custom- or self-build

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
				plots would not be supported.
MM151	10	Para 10.37	**Amend last sentence to read:** …All qualifying residential developments will be subject to affordable housing requirements~~., including any retirement or assisted living accommodation within this use class except for extra-care housing as set out in Policy 42~~	To reflect updated viability evidence
MM152	10	Para 10.38	**Amend paragraph to read:** A Local Plan Viability Assessment (updated in June 2026) has informed the affordable housing targets and thresholds. This has shown that, for most developments, the provision of ~~45%~~ 35% of homes on non-strategic greenfield sites, and of 10% on brownfield sites, is viable, although it is expected that larger brownfield sites, or those with a low existing use value, will deliver a proportion well above the minimum target. Strategic greenfield sites are required to bear far greater infrastructure costs than smaller sites, ~~and~~ nevertheless the viability evidence shows that 35% affordable housing is ~~usually considered appropriate~~ also viable in these locations. Strategic Policy HA2: Land West of Ifield is an exception, requiring 40% affordable housing given the particular housing needs evidenced in the Crawley Borough Local Plan 2024-2040 and a legacy of public land ownership. Specific affordable housing targets are also given for Build to Rent housing ~~and elderly persons' housing~~, taking account of viability evidence. The viability evidence shows that older people's housing and specialist care (as dealt with in Policy 42 and its supporting text) generally cannot support any affordable housing, therefore no such policy requirement is made.	To reflect updated viability evidence
MM153	10	Title above 10.36	**Title should read:** Strategic Policy 39: Affordable Housing	Clarification to reflect status as a strategic policy – as set out on page 139
MM154	10	Strategic Policy 39	**Amend first line to read:** Residential development will only be supported ~~provided that~~ where it provides affordable housing as per the following criteria except where any abnormal site costs justify alternative overall proportions, dwelling tenure or size mix:	To address the concern that the policy should take into account site specific constraints on sites, or

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
				infrastructure / access requirements, and potential impacts on viability.
MM155	10	Strategic Policy 39	**Amend criterion 1a-e to:** 1. On self-contained residential developments ~~(C2 and C3 including retirement and other specialist care housing~~ houses and/or flats) for general occupation that are proposed for, or have a capacity for, 10 or more homes (gross*) or exceed 0.5 hectares, a proportion of the homes or units shall be provided as affordable homes (as defined in the Glossary). The proportions will be as follows and will on each site apply pro-rata to the ~~respective categories~~ relevant housing types and greenfield/brownfield status: a) On greenfield sites** ~~providing self-contained dwellings (houses and/or flats),~~ a minimum ~~45%~~35% of the total (gross*); b) On previously developed (brownfield) sites ~~self-contained dwellings (houses and/or flats)~~, a minimum 10% of the total (gross*); c) On strategic sites~~***~~ allocated under Policies HA2, HA3, HA4 and HA(NP1), a minimum 35% of the total (gross*) except for Land West of Ifield where a minimum 40% of the total (gross*) will apply; ~~d) On sites providing continuing care retirement housing, retirement housing and other specialist care housing, a minimum 30% of the total (gross*) as applies in accordance with Policy 42;~~ e) On sites providing Build to Rent accommodation, a minimum ~~40%~~20% of the total (gross*) where the site is greenfield**, or a minimum ~~20%~~10% (gross*) where the site is previously developed (brownfield).	To reflect updated viability evidence. Clarification of part (c).
MM156	10	Strategic Policy 39	**Delete footnote:** ~~Strategic site: ***The sites defined in Strategic Policies HA2 to HA4. Strategic Policy HA2: Land West of Ifield sets higher target of 40%.~~	Consequential to change to part 1(c).
MM157	10	Para 10.46	**Amend fourth sentence to read:**	To address the concern that the

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			The Council will only accept a reduced amount of affordable housing, non-policy compliant mix of sizes or tenures, or financial contributions for off-site provision due to lack of viability if exceptional circumstances have been demonstrated through a viability appraisal at the application stage. Exceptional circumstances will only relate to ~~unforeseeable~~ abnormal site costs that have not already been costed into viability evidence supporting the local plan.	policy should take into account site specific constraints on sites, or infrastructure / access requirements, and potential impacts on viability.
MM158	10	Para 10.51	**Amend last two sentences to read:** This policy therefore requires that optional standards set out in Building Regulations Approved Documents M are applied in relation to Accessible and Adaptable Dwellings and Wheelchair ~~user~~ Adaptable dwellings (however Wheelchair Accessible Dwellings will not be required). The standards will be used to ensure that homes that are accessible and adaptable and homes ~~suitable~~ that can be adapted for wheelchair users are provided and ensure future development within the District provides homes suitable for life. They will also offer greater choice for disabled people and those with mobility difficulties.	To clarify that the policy is intended to refer to wheelchair adaptable dwellings and not wheelchair accessible dwellings.
MM159	10	Policy 40	**Amend criterion 1 to read:** All dwellings built for general occupation meet the Nationally Described Space Standards (or any subsequent Government update) for internal floor areas and storage space. These standards will apply to all open market dwellings and affordable housing, including those created through subdivision and conversion, but will be disapplied for any element of the development that is for specialist need occupation including extra care housing, assisted living or provides a substantial element of communal facilities or care provision.	To reflect viability evidence and in line with matters agreed at examination hearings.
MM160	10	Policy 40	**Amend heading and criteria 2 to read:** **Standards for Accessible and Adaptable and Wheelchair ~~User~~ Adaptable Dwellings** 2. All new dwellings meet the Optional Standards for Accessible and Adaptable dwellings as set out in the Building Regulations Approved Document M4(2) (or any subsequent Government update) unless it is	To reflect that applying the Optional Standards to specialist housing may duplicate standards already in place which achieve

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			demonstrated that an equivalent and suitably recognised industry standard applicable to specialist housing products is appropriate.	the same thing, as discussed at examination hearings.
MM161	10	Policy 40	**Amend criteria 3 to read:** On sites providing 20 or more units (gross) and where there is an identified need on the Housing Register, a minimum of 5% of dwellings provided as affordable housing will be required to meet the Optional Standards for Wheelchair ~~User~~ Adaptable dwellings as set out in the Building Regulations Approved Document M4(3) (or any subsequent Government update).	To clarify that the policy is intended to refer to wheelchair adaptable dwellings and not wheelchair accessible dwellings.
MM162	10	Policy 40	**Delete criterion 4:** ~~Where new dwellings are being provided through a change of use or conversion, and as a result it is not feasible for the development to comply with the standards referred to in parts 2 and 3 of this policy, an equivalent off-site contribution (which may be a financial contribution) will be required.~~	As agreed with the Inspector at examination, this criterion is unlikely to be proportionate or practicable.
MM163	10	Section title preceding para 10.57	**Amend title:** Policy 42: ~~Retirement~~ Older People's Housing and Specialist Care	As agreed at examination hearings, to better align with industry guidance.
MM164	10	Para 10.59	**Amend paragraph to read:** Policy 42 includes reference to retirement living ~~(also known as~~ and sheltered housing~~)~~, both of which comprise~~s~~ a self-contained home plus limited communal facilities and some support (albeit not amounting to 'extra care'). Extra-care housing ~~(also known as assisted living)~~ offers a higher level of care than retirement living and more extensive communal areas. Unlike sheltered housing, extra-care housing is typically regulated by the Care Quality Commission (CQC); however this is not in itself used to define extra-care housing. Residential care is generally not self-contained for residents and comprises individual rooms within a wider residential setting and a high level of care, including the provision of nursing care. The Glossary provides definitions for these uses.	To clarify and better distinguish between the categories of specialist housing for older people. The change relating to Care Quality commission regulation reflects advice from WSCC that this alone is not an appropriate indicator of whether

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
				housing is classed as extra-care.
MM165	10	Para 10.60	**Amend to read:** Continuing care retirement communities usually combine independent living, extra-care housing and nursing care. These sites are often more 'self-contained' compared with a standard residential neighbourhood, and therefore typically provide most of the facilities and services required by the residents. Housing options for younger people with care needs can include adapted properties, sheltered housing schemes for young people, supported housing in the community and supported living. ~~These housing types are not intended to be definitive but provide an indication of the different housing options covered by this policy.~~	Consequential to other proposed modifications, it is necessary to be clear on the definitions of different categories of specialist housing. This modification provides greater certainty.
MM166	10	Para 10.61	**Delete paragraph:** ~~Proposals that are deemed to provide self-contained dwellings or retain the essential characteristics of a self-contained dwelling, whether C2 or C3 use class, will be expected to provide affordable housing in accordance with Policy 39, regardless of whether or not an element of care is provided or the type of care provision unless it can be robustly demonstrated that meeting this requirement would make the scheme unviable. It is however recognised that in some instances the form and level of contribution may differ from general mixed tenure development schemes.~~	To reflect updated evidence that affordable housing cannot be viably provided for older people's or specialist housing.
MM167	10	Policy 42 - Title	**Amend policy title:** Policy 42: ~~Retirement~~ Older People's Housing and Specialist Care	As agreed at examination hearings, to better align with industry guidance.
MM168	10	Policy 42	**Amend criterion 1 intro and 1a to read:** 1. Proposals for development which provides ~~continuing care retirement housing, retirement housing and other specialist care housing~~ older people's housing or specialist care as defined in this Plan will be supported provided that regard has been given as to whether:	To provide greater flexibility for appropriate expansion of existing retirement communities where these do not adjoin a settlement boundary

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			a) it is located within or adjoining defined built-up areas or adjoins a continuing care retirement community, or ~~as~~ forms part of strategic housing allocations, and b) it is, or is capable of being made, reasonably accessible by foot or public transport to local shops, services, community facilities and the wider public transport network.	or cannot access all the services listed in part 1(a). It also gives consideration to mitigating poor access to more rural locations. It should be noted that built-up area boundaries for settlements will be modified on the Policies Map to reflect new site allocations and, subject to any delivery concerns, to reflect any permitted development sites.
MM169	10	Policy 42: Retirement Housing and Specialist Care	**Delete criterion 1b:** ~~b) All units deemed self-contained dwellings provided as part of the development will, regardless of use class, comply with Policy 39: Affordable Housing, such that:~~ ~~i. For the retirement homes and extra-care housing element, the proposal will provide C3 self-contained affordable homes suited to specialist older people's needs; and~~ ~~ii. For elements of the proposal delivering self-contained units as part of a residential care scheme (C2 use class), the proposal will provide specialist on-site affordable housing tailored for occupation by C2 residents; and~~ ~~iii. All phases or parts of the development are considered as a whole when determining the affordable housing requirements.~~	To reflect updated viability evidence which shows that these types of residential development cannot viably provide affordable housing.
MM170	10	Policy 42: Retirement	**Delete part 2 (and renumber part 3):**	To ensure there is flexibility for sites for

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
		Housing and Specialist Care	~~2. Where development is proposed in a rural location which is poorly related to any larger settlement, it must be demonstrated that alternative sites within or adjoining a defined built-up area are not available or are unsuitable.~~ ~~3.~~ 2. …	specialist older people's housing to come forward in rural locations. Revised criterion 1(a) gives consideration to mitigating poor access to more rural locations.
MM171	10	Para 10.63	**Amend paragraph 10.63 :** The main planning policy document relating to GTTS is the Government's 'Planning Policy for Traveller Sites' document (PPTS). ~~that was first published by the government in March 2021 and updated in 2015. This document provides a definition of both 'Gypsies and Travellers' and 'Travelling Showpeople' for the purposes of planning policy. Horsham District Council has therefore used these definitions for the purposes of this document~~ The PPTS document provides a definition of both 'Gypsies and Travellers' and 'Travelling Showpeople' for the purposes of planning policy, which this policy reflects.	To ensure that the correct definitions are used when applying the policy.
MM172	10	Para 10.65	**Amend first sentence:** In total, a need for ~~77~~ 79 pitches for Gypsy & Traveller households in Horsham District has been identified over the period 2023-2040~~,~~ for those meeting the PPTS definition. ~~and for which it will be necessary to identify land in the Local Plan to meet this need.~~	Factual updates to reflect the updated planning policy definition and provide accurate figures that relate to our evidence base.
MM173	10	Para 10.65, Table 10	**Amend table 10:** Table 10: Gypsy & Traveller Need requirements for those that met the Planning Definition by Year Periods **Years** | **1-5 2023-28** | **6-10 2028-33** | **11-15 2033-38** | **16-17 2038-40** | **Total**	Factual update to reflect need position following GTAA Update (H06)

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~48~~ 50 | 10 | 12 | 7 | ~~77~~ **79**	
MM174	10	Para 10.68	**Amend paragraph to read:** The Gypsy & Traveller ~~and Travelling Showpeople needs~~ Accommodation Assessment Targeted Update identifies ~~identified~~ a need for ~~31~~ 29 additional pitches for households that do ~~did~~ not meet the ~~revised planning definition for Gypsies and Travellers.~~ planning definition.	Factual update to reflect need position following GTAA Targeted Update (H06)
MM175	10	Para 10.69	**Amend first sentence to read:** The Gypsy and Traveller ~~Needs~~ Accommodation Assessment has identified that there is a need for 1 additional Travelling Showperson plot in the District.	Factual correction
MM176	10	Para 10.70	**Delete and replace paragraph to read:** As of 1 June 2026, the Council had approved 35 pitches since the Gypsy and Traveller Accommodation Assessment had been conducted. Additional allocations collectively totalling 74 (net) pitches are also made, which are a mix of regularising or intensifying existing sites and through the allocation of new sites. Taken together, this amounts to 109 pitches, which ensures that assessed needs are met for both those who meet the planning definition and for 'undetermined' households in their entirety throughout the plan period, with a small headroom to ensure resilience in supply. ~~The identified Gypsy and Traveller needs for the first 10 years of the Plan and for Travelling Showpeople, can be met through the regularisation or intensification of existing sites, and through the allocation of new sites.~~	Factual update to reflect that needs have been met and to reflect up to date provision included within the policy.
MM177	10	Strategic Policy 43	**Amend criteria 1b to read:** Allocating the following sites for Gypsy & Traveller accommodation, and Travelling Showpeople accommodation, as shown on the Policies Map and as set out in table 11;~~, to contribute towards the identified 10-year need.~~	To reflect that the policy seeks to address needs throughout the plan period
MM178	10	Strategic Policy 43	**Amend Table 11 as indicated in Appendix 2**	To reflect up to date proposals for allocations.
MM179	10	Para 10.80	**Amend last sentence to read:**	To correct factual error in title name

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			… the West Sussex Joint Minerals Local Plan (JMLP), 2018 (Partial Review 2021) …	
MM180a	10	Strategic Policy HA1	**Amend the first sentence of criterion 2 to read:** Masterplans will be expected to identify key areas of biodiversity enhancement, demonstrating that a minimum of ~~12~~10% biodiversity net gain can be achieved.	To reflect the national statutory requirement for 10% biodiversity net gain. It also acknowledges there is nothing preventing an applicant from providing more than the mandatory minimum BNG requirements.
MM180b	10	Strategic Policy HA1	**Amend part 3 to read:** 3. Development shall be designed and laid out, incorporating character areas exhibiting a range of appropriate densities and building heights and typologies, to create a strong sense of place which respects the existing settlement and enhances the landscape qualities of the area, and provide ~~Green Infrastructure~~ green and blue infrastructure within the site that provides functional links beyond the site, and contributes to the wider nature recovery network.	To clarify that opportunities to enhance and consider the water environment are reflected.
MM181	10	Strategic Policy HA1	**Amend part 4 to read:** Development will be expected to ~~contribute to the achievement of~~ support the transition to net zero carbon through a range of measures. Development will be expected to achieve this through direct measures such as the design and construction of development and the provision of alternative sources of energy such as heat pumps and solar pv with battery storage, together with indirect measures such as design of the development to minimise the need to travel by car. Strategic scale development must also be designed to minimise water consumption, ~~contribute to water neutrality~~ and not result in an increase in flood risk on the site or elsewhere.	First change to ensure alignment with national policy. Second change to ensure that on and off site impacts of flooding are considered as part of any proposal.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM182	10	Para 10.84	**Amend third paragraph to read:** At this stage, the longer term housing needs of Crawley, Horsham and the wider sub-region are unknown~~, and at the time of writing there remain significant uncertainties regarding both water neutrality and the outcome of the DCO proposals to expand Gatwick~~.	Factual update. There is no longer a water neutrality requirement, and the Gatwick DCO has been determined.
MM183	10	Para 10.85	**Amend second sentence to read:** Taking account of Crawley's location at the centre of the Gatwick Diamond and the interconnected nature of the Northern West Sussex housing market area, it is assessed as a highly sustainable location for development and is therefore allocated for approximately 3,000 homes, of which it is envisaged approximately ~~1,600~~ 2,500 homes would be delivered during the Plan period.	To reflect updated evidence on delivery timescales and consequential to changes to Policy 37.
MM184	10	Para 10.87	**Amend to read:** ~~Whilst the requirement for new development to be water neutral has lengthened anticipated delivery timescales, this~~ This proposal ~~continues to have potential to~~ will contribute to other unmet needs including housing and education. In the longer term, the role of this location in meeting unmet needs for Horsham and Crawley will need to be revisited as part of future Local Plan Reviews~~, once clearer timescales for alternative water supplies and water offsetting are known~~.	Factual update. There is no longer a water neutrality requirement.
MM185	10	Para 10.88	**Amend final sentence to read:** Development in this location will also need to ensure infrastructure impacts in and around ~~the town~~ Crawley are considered cumulatively, taking account of development within and around ~~the town~~ Crawley Borough.	Factual correction.
MM186	10	Para 10.90	**Amend last sentence to read:** Given the particular housing needs of the area, as evidenced in the ~~emerging Crawley Local Plan~~ Crawley Borough Local Plan 2023-2040,...	Factual update.
MM187	10	Para 10.91	**Amend fourth sentence to read:** Any development in this location must respect the rural and natural environment and local heritage and be brought forward in a sensitive way which generates net biodiversity gain, effectively mitigates any adverse	To clarify that opportunities to enhance and consider the water

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			impacts on protected species such as bats and delivers green and blue infrastructure that is functionally linked to the surrounding environment.	environment are reflected.
MM188	10	Para 10.94	**Amend to read:** ~~A comprehensive masterplan (Figure 7) has been developed to ensure that~~ It is expected that issues such as flood risk, biodiversity net gain, carbon neutrality, air quality and noise impact ~~and water neutrality~~ are comprehensively addressed ahead of any development taking place. ~~The masterplan will also~~ Strategic Policy HA2 will ensure that the development is landscape-led, includes a Gypsy and Traveller residential site, and provides excellent green and blue infrastructure and recreational links (including via public rights of way) to the wider countryside. The development should provide for a Community Land Trust (CLT) led scheme or similar housing delivery model, subject to necessary processes.	Factual update. There is no longer a water neutrality requirement. Masterplan illustrations are proposed to be deleted from the Plan as they are still subject to revision.
MM189	10	Para 10.97	**Amend first sentence:** It is recognised that a proposal for 3000 homes is unlikely to be able to deliver a full Crawley Western multi-modal corridor that connects the A264 ~~at~~ near Faygate to the A23 south of Gatwick Airport, north of County Oak. **Amend last two sentences:** ~~Land~~ An area of search is therefore ~~safeguarded~~ identified in the plan to allow for the delivery of such a road. An indicative ~~safeguarded~~ area of search for the full corridor is shown on the Policies Map.	The precise location of the connection point to the A264 is not firmly established, so flexibility is required in wording. 'Safeguarding' is considered too prescriptive when what is meant is to identify an area of search.
MM190	10	10.98	**Amend first sentence to read:** It is recognised that development of new homes and associated infrastructure in this area will have an impact on traffic movement both within Rusper Parish and Crawley ~~town~~ Borough.	Factual correction.
MM191	10	Strategic Policy HA2	**Amend part 1 to read:** Land West of Ifield, as shown on the Policies Map, is allocated as comprehensive new neighbourhood to deliver the necessary infrastructure, services and facilities to meet the longer-term development of	To reflect updated evidence on delivery timescales and consequential

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			approximately 3,000 homes, of which it is anticipated at least ~~1,600~~ 2,500 will be delivered in the period to 2040.	changes to Policy 37.
MM192	10	Strategic Policy HA2	**Amend criterion 2a to read:** (a) Approximately 3,000 homes (C2 and C3 Use Class), with a minimum 40% of ~~which will~~ general occupation homes ~~and 30% of qualifying older people's and specialist care housing~~ to be affordable homes, to include provision for young families, older people, land for Community Land Trust (or similar community led scheme) housing ~~and~~ together with the provision of a permanent Gypsy and Traveller site of 15 pitches. A blended mix of housing sizes will apply, to take into account both Horsham's and Crawley's strategic mixes for affordable and market housing, as expressed in respective local plans.	To reflect updated viability evidence. Clarification around types of provision and of approach to reflect needs of both HDC and CBC.
MM193	10	Strategic Policy HA2	**Amend criterion 2(d)iii to read:** iii. provision for ~~improved home working facilities and~~ flexible desk space ~~units~~ within the development.	To clarify that flexible desk space forms part of the 2.0 hectares of employment floorspace required by the policy, whereas home working facilities are not part of the 2.0 hectares.
MM194	10	Strategic Policy HA2	**Amend criterion 2(e) i & ii to read:** i. ~~two~~ one 2-form entry primary school and one 2-form entry expandable to 3-form entry primary school, both to incorporate support centres for special educational needs, ii. an 8-form entry expandable to 10-form entry secondary school, to incorporate…	To reflect WSCC evidence that the provision of two primary schools, and also the provision of a 10-form entry secondary school, may be necessary in the longer term depending on precise mix of

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
				housing types and changing demographics.
MM195	10	Strategic Policy HA2	**Amend criterion 2(g) to read:** Formal and informal open space, sport and recreation provision is provided to meet the needs of the new community ~~in accordance with~~ having regard to standards and the respective recommendations in the Playing Pitch Strategy and Open Space, Sport & Recreation Review 2021 (or any subsequent updates).	First modification to ensure flexibility. Second modification to reflect the potential for future updates to the evidence base over the lifetime of the scheme.
MM196	10	Strategic Policy HA2	**Amend criterion 2(g) – add a new sub-criterion:** (g) Informal open space provision must be designed for all and shall include (but not be limited to): … vi. community allotments.	For clarity, reflecting the emerging proposals include allotments.
MM197	10	Strategic Policy HA2	**Amend first sentence of part 4 to read:** 4. Proposals must provide a comprehensive Ecology and Green Infrastructure Strategy, incorporating a Biodiversity Net Gain Plan, to demonstrate how a minimum ~~12~~10% net biodiversity gain will be achieved on the site, and in particular demonstrate:	To reflect the national statutory requirement for 10% biodiversity net gain. It also acknowledges there is nothing preventing an applicant from providing more than the mandatory minimum BNG requirements.
MM198	10	Strategic Policy HA2	**Amend Part 7:** The masterplan ~~and Sustainability Statement~~ must support the transition to net zero. ~~demonstrate the delivery of net zero carbon, including demonstrating a fabric first approach to the construction of built development, and maximum use of on-site renewable energy technologies.~~	To align with national policy.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			~~This shall include a strategy to ensure that from 2025, all homes built on the site are designed as net-zero carbon through their expected lifetime.~~	
MM199	10	Strategic Policy HA2	**Amend criterion 8(e) to read:** A comprehensive Travel Plan and Construction Travel Plan to be agreed by the Council and Local Highway Authority is submitted, to cover the entire construction period, which demonstrate the long term embedment of the transport strategy, and which must include a monitoring framework and review mechanism to ensure the ongoing effectiveness of measures proposed.	To ensure the strategic site allocation is comprehensive and clear on expectations with regards travel plan.
MM200	10	Strategic Policy HA2	**Amend part 9 to read:** No development shall occur within an ~~safeguarded~~ area of search as shown on the Policies Map that may prejudice a full Crawley Western multi-modal corridor…	'Safeguarded' is considered too prescriptive when what is meant is to identify an area of search.
MM201	10	Para 10.100	**Amend paragraph to read:** Given the requirement to consider the longer plan period to 2040, and within the context of a wider 30 year vision for the area, it is considered that there is potential for additional development beyond 2031 at this location, which builds on the proposals put forward by the ~~parish~~ Parish Council. ~~Within the Plan period to 2040, it is envisaged that in addition to the land allocated by Southwater Parish Council (ie up to 450 homes), there is potential for the delivery of another 285 homes (735 homes in total, up to 2040). In the much longer term beyond 2040, it is considered that there is potential for an additional 265 homes in this location. The total additional growth over the wider period would therefore amount to 1000 homes.~~	To refer to the Parish Council in a consistent manner and to reflect that much of the site is expected to be delivered within the plan period.
MM202	10	Para 10.101	**Amend paragraph to read:** This policy therefore allocates the land area for at least 1000 homes of which ~~735~~ 950 are expected to be delivered ~~in~~ within the plan period to 2040. Development of the site represents an opportunity to create a new sustainable community adjacent to, and integrated with, Southwater village and the newly created Broadacres development. As already noted, this allocation includes the area already identified by Southwater Parish Council within their Neighbourhood Plan. Given the strategic nature of this site and	To refer to the Parish Council in a consistent manner and to reflect that much of the site is expected to deliver within the plan period.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			the requirements this generates for infrastructure delivery, the entirety of this land has been identified to ensure that it can be considered on a comprehensive basis ~~including beyond the current Plan period~~. It is expected that the provisions for the land identified by Southwater Parish Council in their Neighbourhood Plan be adhered to insofar as it is applicable to the delivery of the strategic site as a whole.	
MM203	10	Para 10.102	**Amend first sentence to read:** The site will provide a range of homes including family, affordable housing and housing for older people and key workers; a new primary school; employment and community facilities.	To make clear this relates to a primary school
MM204	10	Para 10.104	**Amend paragraph to read:** It is recognised that Southwater Parish Council ~~have~~ has already identified a location for a secondary school in its Neighbourhood Plan. This site was identified by the Parish Council as it has a central location which meets the needs of existing and future residents. ~~The Council has therefore retained the location of this site within the masterplan and expects that any new school is delivered on this site.~~ The expectation remains that the school will be delivered at this location. In addition, given the existing demand for a school, it is expected that the school will be delivered early in the plan period.	Corrections as the Plan no longer includes an indicative masterplan.
MM205	10	Para 10.108	**Amend paragraph to read:** A comprehensive masterplan ~~(Figure 8) has been developed~~ will need to be agreed at the planning application stage to ensure that issues such as: biodiversity net gain, heritage, carbon neutrality, air quality and noise impact ~~and water neutrality~~ are ~~comprehensively~~ appropriately addressed ahead of any development taking place. The masterplan will also need to ensure that the development is landscape-led, includes a Gypsy and Traveller residential site, and provides excellent green infrastructure and recreational links (including via public rights of way) to the wider countryside.	Corrections as the Plan no longer includes an indicative masterplan nor requirements for water neutral development.
MM206	10	Strategic Policy HA3	**Amend criterion 1 to read:** Building on the Southwater Neighbourhood Plan allocation, Land North West of Southwater, as identified on the Policies Map, is allocated for mixed-use strategic development and associated infrastructure for 1000 homes, of which it is anticipated ~~735~~ that 950 homes will be delivered in the	To reflect that a greater amount of the site is expected to deliver within the plan period.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			Plan period. This delivery comprises 450 homes allocated in the Neighbourhood Plan, together with an additional ~~285~~ 550 homes.	
MM207	10	Strategic Policy HA3	**Amend criterion 2a to read:** Approximately 1000 homes (C2 and C3 use classes), with a minimum 35% of ~~which will~~ general occupation homes to be affordable homes, together with provision for young families, older people, and the provision of a permanent Gypsy and Traveller site of 5 pitches.	Clarification of the affordable housing requirements
MM208	10	Strategic Policy HA3	**Amend criterion 2b to read:** A neighbourhood centre shall be provided, offering appropriate uses, ~~including~~ such as leisure, sports facilities, and retail whilst retaining Lintot Square as the primary centre of Southwater.	To reflect that there are a range of uses which may be suitable in the neighbourhood centre and ensure the policy is sufficiently flexible
MM209	10	Strategic Policy HA3	**Amend criterion 2dii to read:** ~~up to~~ 6 form entry secondary school expandable to 8 forms of entry, to incorporate support centres for special educational needs and disability (SEND);	To reflect WSCC requirements that a secondary school smaller than 6 forms of entry would not be acceptable
MM210	10	Strategic Policy HA3	**Amend first sentence of criterion 2e to read:** Formal and informal open space, sport and recreation provision to meet the needs of the new community in accordance with standards and the respective recommendations in the Playing Pitch Strategy Open Space, Sport & Recreation Review 2021 or any subsequent updates.	To reflect that updated standards could be introduced throughout the plan period.
MM211	10	Strategic Policy HA3	**Amend first sentence of criterion 4 to read:** Proposals must provide a comprehensive Ecology and Green Infrastructure Strategy, incorporating a Biodiversity Net Gain Plan, to demonstrate how a minimum ~~12~~10% net biodiversity gain will be achieved on the site, and in particular demonstrate:	To reflect the national statutory requirement for 10% biodiversity net gain. It also acknowledges there is nothing preventing an applicant from providing more than

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
				the mandatory minimum BNG requirements.
MM212	10	Strategic Policy HA3	**Amend criterion 5 to read:** The masterplan ~~and Sustainability Statement~~ must support the transition to net zero. ~~demonstrate the delivery of net zero carbon, including demonstrating a fabric first approach to the construction of built development, and maximum use of on-site renewable energy technologies. This shall include a strategy to ensure that from 2025, all homes built on the site are designed as net zero carbon through their expected lifetime.~~	To align with national policy.
MM213	10	Strategic Policy HA3	**Amend second sentence of criterion 7a to read:** It should take account of the West Sussex County Council schemes from their "Walking and cycling Strategy (2016-2026)" (or any subsequent update), including investigating direct and indirect walking and cycling routes connecting Horsham to Southwater.	To reflect the potential for future updates to the evidence base over the lifetime of the scheme.
MM214	10	Strategic Policy HA3	**Amend second sentence in criterion 7bii to read:** A new footway and LTN1/20 compliant cycleway will also be provided along Station Road at Christ's Hospital to complete the route and deter on-verge parking associated with the station, subject to the availability of sufficient highway land;	To ensure adequate facilities are provided for non-private car users and ensure policy is effective with regards to the availability of land for this purpose.
MM215	10	Strategic Policy HA3	**Amend criterion 7ci to read:** a new link road between the development and ~~Hop Oast roundabout~~ Worthing Road;	To reflect WSCC feedback that new link road should not connect directly to Hop Oast roundabout.
MM216	10	Strategic Policy HA3	**Amend criterion 7cii to read:** full signalisation of the Hop Oast roundabout to allow safe crossing of pedestrians ~~and~~, cyclists and equestrians north to Horsham, plus further	To clarify that it should include equestrian use

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			improvements to junctions on the A24 in consultation with, and as required by West Sussex County Council;	
MM217	10	Strategic Policy HA3	**Amend criterion 7ciii to read:** at least four new accesses to the development, in consultation with West Sussex County Council, in order to spread traffic evenly across the development.	Clarification of minimum number of access points to the development
MM218	10	Strategic Policy HA3	**Amend criterion 7cv to read:** improvements for active and sustainable modes between Worthing Road and Cedar Drive roundabout ~~and~~ to the new primary and secondary schools;	Clarify the nature and location of the proposed improvements
MM219	10	Strategic Policy HA3	**New criterion (7d) to read:** A comprehensive Travel Plan and Construction Travel Plan to be agreed with the Council and Local Highway Authority, to cover the entire construction period, which demonstrate the long-term embedment of the transport strategy, and which must include a monitoring framework and review mechanism to ensure the ongoing effectiveness of measures proposed.	To ensure the strategic site allocation is comprehensive and clear on expectations with regards travel plan.
MM220	10	Para 10.109	**Amend final sentence to read:** This urban extension site, of around ~~44~~65 hectares, is therefore in a sustainable location in terms of access to a good range of services and facilities and offers a railway service to Horsham and London as well as good road access via the A29 and the A272.	To reflect the increase in the site allocations area which now includes land to the south of the railway.
MM221	10	Para 10.110	**Amend to read:** 10.110 Development of the site will form a landscape led urban extension adjacent the existing village and connect to the current expansion of the village north of the A272. The site will provide ~~650~~1,000 new homes during the plan period to 2040. ~~Although not set within a wider 30 year vision, o~~ Once complete, the site will provide family housing (including affordable homes), a new primary school, footpath safety improvements over the railway, ~~a~~ new station car park(s), public open space including a playing field, employment and community facilities. There is also the opportunity to conserve and enhance the Local Wildlife Site within the eastern part of the site, and provide a minimum ~~12~~10% biodiversity net gain.	To reflect the increase in the site allocation area which now includes land to the south of the railway and the potential for this to provide new station car parking either side of the railway. And to reflect the national statutory

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
				requirement for 10% biodiversity net gain. It also acknowledges there is nothing preventing an applicant from providing more than the mandatory minimum BNG requirements.
MM222	10	Para 10.111	**Amend to read:** 10.111 Development will need to be designed sensitively in order to reflect the semi-rural character of the area whilst making efficient use of the available land. Particular consideration of impacts on The Mens Special Area of Conservation (SAC) in relation to Barbastelle bats will also be required. All stages and elements of the development should support the transition to net zero ~~will be designed to achieve zero carbon living~~, and seek to incorporate on-site renewable energy technologies~~. Development will also need to be designed to contribute to~~ and water efficiency measures ~~neutrality~~, including rainwater harvesting and greywater recycling.	To align with terminology in NPPF and to reflect the revocation of the water neutrality position statement.
MM223	10	Para 10.114	**Amend to read:** The site is considered to be able to contribute to active travel and other sustainable travel options. This includes the provision of a new station car park with funded management and maintenance so as to attract its use in preference to on-street parking and to facilitate sustainable train travel (c.50 parking spaces). ~~and~~ It also includes the provision of a footbridge, or underpass where it can be demonstrated there will be no risk of flooding, to replace the unmanned footpath railway crossing in the south west of the site. This is necessary to address public safety risks that arise solely from the provision of additional housing within this development as identified by Network Rail. Land must be safeguarded adjacent the railway within the strategic site for this footbridge or underpass, taking into account Network Rail requirements in respect of signalling and other relevant matters. The footbridge or underpass must be funded by the development and provided as part of the allocation and should be phased with the development as necessary in order to minimise public risks. ~~and~~ It should be wheelchair	To address public safety health risk concerns and meet Network Rail requirements such that the ground level railway crossing must be replaced with a wheelchair accessible footbridge or underpass before the housing development is complete.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			friendly before all dwellings are complete. Prior to this any footbridge / underpass provision should be or at least capable of being expanded to accommodate ramped access that enables two wheelchairs / prams to pass with the necessary commensurate land safeguarded.	
MM224	10	Para 10.116	**Amend to read:** Policy HA4 requires submission of a comprehensive Travel Plan. It is especially important at this location to reduce reliance on combustion engine motor traffic due to the potential effects of nitrogen deposition and ammonia on the nearby The Mens SAC. The Travel Plan must include measures to adequately address the issues highlighted in the Habitats Regulations Assessment. Measures must include electrical charging points for all car parking spaces within the allocation area and could include (but are not limited to) provision of communal minibus and car club spaces; bicycle share ~~club;~~ and high quality cycle infrastructure and parking and workplace shower facilities; on- site services and shop; Personalised Journey Planning for residents; workplace Travel Plans, and high-quality information for residents on sustainable travel options (including easy availability of bus timetables). If the transport assessment concludes that the development will increase the number of HGVs using the A272 at The Mens SAC to or above 200 HGVs per day, measures should be taken to either reduce this to less than 200 or ensure Euro6 standard compliance.	To ensure development is HRA compliant and the plan is legally sound.
MM225	10	Para 10.119	**Delete:** ~~All stages and elements of the development will be designed to achieve zero-carbon living and incorporate on-site renewable energy technologies. Development will also need to be designed to contribute to water neutrality, including rainwater harvesting and greywater recycling.~~ ~~A comprehensive masterplan (Figure 9) has been developed to ensure that issues such as, biodiversity net gain, carbon neutrality, air quality and noise impact and water neutrality are comprehensively addressed ahead of any development taking place. The masterplan will also ensure that the development is landscape-led, includes a Gypsy and Traveller residential site, and provides excellent green infrastructure and recreational links (including via public rights of way) to the wider countryside.~~	To remove duplication with paragraph 10.111 and to reflect the proposed modification to delete figure 9.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM226	10	Strategic Policy HA4	**See full wording of proposed amendments in Appendix 2**	To reflect the increase in the site allocation area which now includes land to the south of the railway and the potential for this to provide new station car parking either side of the railway. And to reflect the national statutory requirement for 10% biodiversity net gain.
MM227	10	New Policy and Supporting Text	**New supporting text and policy is proposed which allocates Land at Adversane for 3,200 homes. The full text is set out in Appendix 2**	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality
MM228	10	Para 10.122	**Amend final sentence to:** Together with the additional allocations in this plan, the sites that are identified in these locally prepared plans will continue to contribute towards meeting housing needs in the period up to 2040.	Clarification that Neighbourhood plans and allocations in this site contribute to meeting housing needs.
MM229	10	Strategic Policy HA5	**Amend Policy to include additional allocation ASN2 – Ashington Northern Cluster – 450 homes – see Appendix 2 for proposed wording amendments**.	Additional allocation to ensure the plan can meet increased housing targets following the

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
				withdrawal of water neutrality
MM230	10	Strategic Policy HA6	**Amend Policy to include additional allocation BGR4 – Land at the Rear of Two Mile Ash Road – 10 homes. See Appendix 2 for proposed wording amendments.**	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality
MM231	10	New Policy after HA6 and before current HA7	**Additional Small Site Allocation at Billinghurst – BL1 Land at Old Reservoir – 80 homes. See Appendix 2 for proposed wording amendments.**	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality
MM232	10	Strategic Policy HA8	**Additional Allocation CW3: Land East of Cowfold – 100 homes. See Appendix 2 for proposed wording amendments.**	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality. Other amendment to reflect the revocation of the Cowfold AQMA.
MM233	10	Strategic Policy HA9	**Additional Allocations at Henfield - HNF2: Land North of Furners Lane (191 homes) and HNF3 - Land East of Henfield (450 homes). See Appendix 2 for proposed wording amendments.**	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM234	10	Strategic Policy HA10	**Additional Allocation at Horsham HOR3 Land South of New House Farm (120 homes). See Appendix 2 for proposed wording amendments.**	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality
MM235	10	New Policy	**Additional Policy – KV1 -Land at Kilnwood Vale additional allocation of 350 homes. See Appendix 2 for proposed wording amendments.**	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality
MM236	10	Strategic Policy HA11	**Additional Allocations at Lower Beeding LWB4 incorporating land parcels 'Land at Sandygate' and 'Land at Cedar Road' (28 dwellings). See Appendix 2 for proposed wording amendments.**	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality
MM237	10	Strategic Policy HA12	**Additional Allocation PG4 Land at Dunstans 80 homes. See Appendix 2 for proposed wording amendments.**	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality
MM238	10	Strategic Policy HA13	**Amend Criterion 5 to read:** In addition to meeting national, ~~and~~ Local and Neighbourhood Plan requirements …	To reflect the current status of neighbourhood plan in the parish area.
MM239	10	Strategic Policy HA14	**Additional Allocation RD3 Land West of Church Street Rudgwick (15 homes). See Appendix 2 for proposed wording amendments.**	Additional allocation to ensure the plan can meet increased

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
				housing targets following the withdrawal of water neutrality
MM240	10	Strategic Policy HA15	**Amend Policy wording as follows:** 1. The following site~~s are~~ is allocated as shown on the Policies Map for the provision of at least 20 ~~22~~ homes • ~~RS1: Lane at Rusper Glebe 0.6has (12 homes)~~ • RS2:Land north East of East Street 0.9 hectares (20 homes) 2. In addition to meeting national, ~~and~~ Local and Neighbourhood plan requirements …. ~~**RS1**~~ ~~a) Have regard to the setting and character of the Rusper Conservation Area and for adjacent local heritage assets including the St Mary Magdalene Church (Grade I), Ghyll Cottage (Grade II) and The Plough Inn (Grade II); and~~ ~~b) Take account of any informal recreational use of this area and provide any necessary mitigation.~~	De allocation of Rusper Glebe site following Planning Appeal – this established that impacts on the nearby Conservation Area and listed buildings significantly limit the level of development which can be achieved on this land.
MM241	10	Strategic Policy HA16	**Additional Allocation SMD2 Land at Highdown Nursery (10 homes). See Appendix 2 for proposed wording amendments.**	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality
MM242	10	New Policy after HA16 and before current HA17	**New Allocation at Southwater SW1 South of Hogs Wood, (100 homes). See Appendix 2 for proposed wording amendments**.	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM243	10	Strategic Policy HA17	**Amend Criterion 2 to read:** In addition to meeting national, ~~and~~ Local and Neighbourhood Plan requirements …	To reflect the current status of neighbourhood plan in the parish area.
MM244	10	Strategic Policy HA18	**New allocations at Storrington; STO3 Land South of Northlands Land (50 homes), STO04 Land at Fryern Road (50 homes) STO5 Land at Bax Close (30 homes). See Appendix 2 for proposed wording amendments**.	Additional allocation to ensure the plan can meet increased housing targets following the withdrawal of water neutrality. Given the sensitivities of these edge of settlement locations, including impacts on the Storrington NP Green Gap, heritage assets and/or the setting of the South Downs National Park, an LVIA assessment is considered necessary for these sites.
MM245	10	Strategic Policies HA19, HA20 and HA21	**Criterion 2 for all these policies - Amend to read:** In addition to meeting national, ~~and~~ Local and Neighbourhood Plan requirements …	To reflect the current status of neighbourhood plans in these parish areas.
MM246	10	Figures 7, 8 and 9	**Delete Maps**	Masterplans to be agreed at a later stage of the process

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM247	10	List of Figures	**Delete reference to:** Figure 7: Land West of Ifield Masterplan Figure 8: Land North West of Southwater Masterplan Figure 9: Land East of Billingshurst Masterplan Any further modifications made to these will be consequential to other changes and will be considered at a later date.	Masterplans to be removed from the Plan.
MM248		List of Tables	Any modifications made to these will be consequential to other changes and will be considered at a later date.	
MM249	Glossary	New Entry	**New definition:** **Age Restricted Housing**: Housing for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services. Homes are self-contained.	To make a clear distinction between Age Restricted Housing and other types of older people's housing reflecting different levels of viability evident from different older person housing products. This is based on the definition set out in Planning Practice Guidance.
MM250	Glossary	new entry	**New definition:** **Assisted Living Housing:** Consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager. Also referred to as Retirement Living or Sheltered Housing. Homes are self-contained.	To make a clear distinction between Assisted Living Housing and other types of older people's housing reflecting different levels of viability

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
				evident from different older person housing products. This is based on the definition set out in Planning Practice Guidance.
MM251	Glossary	new entry	**New definition to read:** **Biosolar Roofs:** These combine and integrate green roofs and solar panels (an energy generating photovoltaic (PV) system). They seek to optimise both PV output and the footprint for the green roof and provide a mixture of sunny, shaded and sheltered areas which create a matrix of different habitats and water storing capabilities. They can normally be retrofitted on many existing flat roofs without the need for any structural modification to the building.	Explanation of what is meant by using the term 'biosolar roofs' referred to in document text,
MM252	Glossary	Blue Infrastructure	**Amend to read:** ~~Network of~~ All of the water-related elements and aquatic environments within a community or ecosystem. This includes both natural bodies of water (such as rivers, streams, lakes, wetlands and floodplains) and engineered water systems (such as canals, reservoirs, garden ponds and sustainable drainage systems)~~and water treatment facilities which are essential to the quality of lives and the ecosystem~~. It should be noted that, as defined in the NPPF, the term 'green infrastructure' normally applies to all natural type environmental features including blue infrastructure.	Explanation of what is meant by using the term 'blue infrastructure' as referred to in document text.
MM253	Glossary	Carbon Neutral	**Amend to read:** Offsetting or compensating for carbon emissions (for example from burning fossil fuels) by schemes such as planting trees to absorb carbon or through careful use of design to promote energy efficiency and to avoid carbon emissions. (See Net Zero Carbon)	Consequential change to signpost to new Glossary entry for Net Zero Carbon.
MM254	Glossary	new entry	**New definition to read:** **Comparison Retail:** Sale of items which tend to be of higher value and are bought less frequently, and are generally compared in terms of price,	Definitional of what is meant by using the term Comparison Retail.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			quality and attributes, such as white goods and clothing. This is opposed to convenience goods, such as groceries.	
MM255	Glossary	Duty to Co-operate	**Amend to read:** Local authorities ~~have~~ historically had a legal duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in their Local Plan. ~~The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the duty to cooperate, legal and procedural requirements, and whether it is sound. Although there is a legal duty to co-operate, there is no legal requirement to agree.~~ This legal duty was revoked on 25 March 2026, however the requirement for local planning authorities to have regard to cross-boundary strategic matters, including unmet needs arising in neighbouring authorities, remains.	Factual update reflecting the new regulations governing plan-making.
MM256	Glossary	Extra Care Housing	**Amend to read:** ~~Usually consists of p~~ Purpose-built or adapted flats or bungalows with a medium to high level of care available if required from the outset of occupation, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. Generally self-contained and may fall into use classes C2 or C3. For the purposes of this Local Plan extra-care housing is distinct from retirement living, sheltered housing, assisted living housing and retirement housing.	To make a clear distinction between Extra-care Housing and other types of older people's housing reflecting different levels of viability evident from different older person housing products. This remains based on the definition set out in Planning Practice Guidance.
MM257	Glossary	new entry	**New definition to read:** **Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and non-designated assets identified by the local planning authority (including local listing). Within Horsham District, designated heritage assets include listed buildings, scheduled monuments, registered	Clarification on the meaning of Heritage Asset.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
			parks and gardens, and conservation areas. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscape identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.	
MM258	Glossary	Glossary – Local Economic Partnership (LEP)	**Delete definition from Glossary.**	The Coast to Capital LEP (as with all other LEPs) ceased to exist in March 2024.
MM259	Glossary	new entry	**New definition to read:** **Net Zero Carbon:** The Climate Change Act 2008 (2050 Target Amendment) Order 2019 commits the UK to a carbon emissions reduction target of 100% by 2050 compared with a 1990 baseline. This is commonly referred to as Net Zero Carbon or Net Zero.	Definition of what is meant by using the term Net Zero.
MM260	Glossary	new entry	**New definition to read:** **Non-Strategic Policy:** Non-strategic policies within the Local Plan set out detailed criteria for specific areas, neighbourhoods or types of development such as parking and shop fronts.	Definition of what is meant when using the term Non-Strategic Policy.
MM261	Glossary	Retirement Living	**Amend to read:** Housing often as a group of purpose-built flats or bungalows, with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager. Also referred to as Assisted Living or Sheltered Housing. Homes are self-contained.	To make a clear distinction between Retirement Living Housing and other types of older people's housing reflecting different levels of viability evident from different older person housing products. This is based on the definition set out in Planning Practice Guidance.

Reference	Chapter	Paragraph / Policy Number	Suggested Change	Reason
MM262	Glossary	new entry	**New definition to read:** **Strategic Policy:** Strategic policies address the Local Planning Authorities priorities for development and use of land for its area, setting out the overall strategy for the pattern, scale and design quality of places.	Definition of what is meant when using the term Strategic Policy.
MM263	Glossary	Waste Disposal Authority	**Ament first sentence to read:** … Household Waste ~~Recovery Centres~~ Recycling Sites.	Insert correct terminology into definition.
MM264	New section	New Appendix 1	Add Appendix 1 – Schedule of Saved Policies. See Appendix 1 of this document for proposed wording.	For completeness

Appendix 1

MM264 - Proposed policy text for insertion as a new Appendix 1 in the Local Plan to read as follows *(Please note that the new policy numbers and titles detailed in Appendix 1 will be updated prior to publication, if the Local Plan is found sound, to reflect the final modifications)*:

Appendix 1 – Schedule of Saved Policies

Horsham District Planning Framework 2015 Policies	Replaced by the HDLP ('not saved') or retained ('saved')	New Policy Numbers
Policy 1 – Sustainable Development	Not saved	Strategic Policy 1: Sustainable Development
Policy 2 – Strategic Development	Not saved	No like-for-like replacement as subsumed into various other policies.
Policy 3- Development Hierarchy	Not saved	Strategic Policy 2 – Development Hierarchy
Policy 4 – Settlement Expansion	Not saved	Strategic Policy 3 – Settlement Expansion
Policy 5 – Horsham Town	Not saved	Strategic Policy 4 – Horsham Town
Policy 6 – Broadridge Health Quadrant	Not saved	Strategic Policy 5 – Broadbridge Health Quadrant
Policy 7 – Economic Growth	Not saved	Strategic Policy 29 – Enhancing Existing Employment
Policy 8 - University Quarter Mixed Use Development	Not saved	No like-for-like replacement – university not come forward.
Policy 9- Employment Development	Not saved	Strategic Policy 30 – Enhancing Existing Employment
Policy 10 - Rural Economic Development	Not saved	Policy 31 – Rural Economic Development
Policy 11 -Tourism and Cultural Facilities	Not saved	Strategic Policy 34: Tourism Facilities and Visitor Accommodation

Horsham District Planning Framework 2015 Policies	Replaced by the HDLP ('not saved') or retained ('saved')	New Policy Numbers
Policy 12- Vitality and Viability of Existing Retail Centres	Not saved	Strategic Policy 35 – Town Centre Hierarchy and Sequential Approach
Policy 13: Town Centre Uses	Not saved	Strategic Policy 36 – Town Centre Uses
Policy 14 - Shop Fronts and Advertisements	Not saved	Policy 22 – Shop Fronts and Advertisements
Policy 15 – Housing Provision	Not saved	Strategic Policy 37: Housing Provision
Policy 16 - Meeting Local Housing Needs	Not saved	Strategic Policy 38 – Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes	Not saved	Policy 41 – Rural Exception Homes
Policy 18 - Retirement Housing and Specialist Care	Not saved	Policy 42: Retirement Housing and Specialist Care
Policy 19 - Park Homes and Residential Caravan Sites	Not saved	No like-for-like replacement – covered by other policies including rural exception homes
Policy 20 - Rural Workers Accommodation	Not saved	Policy 44: Rural Workers Accommodation
Policy SD1 – Land North of Horsham	Saved	n/a
Policy SD2 – Employment and Business Opportunities	Saved	n/a
Policy SD3 – Local Centre	Saved	n/a
Policy SD4 – Housing Needs	Saved	n/a
Policy SD5- Open Space, Sport and Recreation	Saved	n/a
Policy SD6 - Landscape Buffer, Landscape Character, Biodiversity and Green Infrastructure	Saved	n/a

Horsham District Planning Framework 2015 Policies	Replaced by the HDLP ('not saved') or retained ('saved')	New Policy Numbers
Policy SD7 - Design	Saved	n/a
Policy SD8 - Education	Saved	n/a
Policy SD9 – Transport Infrastructure	Saved	n/a
Policy SD10 - Southwater Strategic site	Not saved	No like-for-like replacement: Development Permitted
Policy 11 - Land South of Billingshurst	Not saved	No like-for-like replacement: Development Permitted
Policy 21 - Gypsy and Traveller Allocations	Not saved	Strategic Policy 43: Gypsies and Travellers
Policy 22 - Gypsy and Traveller Sites	Not saved	Strategic Policy 43: Gypsies and Travellers
Policy 23 - Gypsy and Traveller Site Accommodation	Not saved	Strategic Policy 43: Gypsies and Travellers
Policy 24 – Environmental Protection	Not saved	Strategic Policy 11 – Environmental Protection
Policy 25 - District Character and the Natural Environment	Not saved	Strategic Policy 13 – The Natural Environment and Landscape Character
Policy 26 - Countryside Protection	Not saved	Strategic Policy 14 – Countryside Protection
Policy 27 - Settlement Coalescence	Not saved	Strategic Policy 15 – Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside	Not saved	Policy 45 - Replacement Dwellings and House Extensions in the Countryside
Policy 29 - Equestrian Development	Not saved	Policy 33 - Equestrian Development

Horsham District Planning Framework 2015 Policies	Replaced by the HDLP ('not saved') or retained ('saved')	New Policy Numbers
Policy 30 - Protected Landscapes	Not saved	Strategic Policy 16: Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity	Not saved	Strategic Policy 17- Green Infrastructure and Biodiversity
Policy 32- The Quality of New Development	Not saved	Strategic Policy 19 – Development Quality
Policy 33- Development Principles	Not saved	Strategic Policy 20 - Development Principles
Policy 34 - Heritage Assets and Managing Change within the Historic Environment	Not saved	Policy 21 - Heritage Assets and Managing Change within the Historic Environment
Policy 35 - Climate Change	Not saved	Strategic Policy 6: Climate Change
Policy 36- Appropriate Energy Use	Not saved	Strategic Policy 7: Appropriate Energy Use
Policy 37 – Sustainable Design and Construction	Not saved	Strategic Policy 8: Sustainable Design and Construction
Policy 38 - Flooding	Not saved	Strategic Policy 9: Flooding
Policy 39 – Infrastructure Provision	Not saved	Strategic Policy 23: Infrastructure Provision
Policy 40 – Sustainable Transport	Not saved	Strategic Policy 24: Sustainable Transport
Policy 41 - Parking	Not saved	Policy 25: Parking
Policy 42 – Inclusive Communities	Not saved	Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 43 - Community Facilities, Leisure and Recreation	Not saved	Policy 28: Community Facilities, Leisure and Recreation

Appendix 2

Proposed amendments to Employment, Gypsy and Traveller and Housing Allocations Policies

This Appendix sets out the proposed wording of existing allocations where these have been amended significantly, the wording of new allocations to meet increased housing targets, as well as the table stating the allocations for Gypsy and Traveller Provision.

MM117 - Strategic Policy 29

Updated Table of Employment Site Allocations.

Proposed amendments to existing table six as follows:

Table ~~6~~5: Employment Site Allocations

Site Name	Indicative employment floorspace sqm (Use Classes B2/B8/E(g))
Strategic Allocations	~~6.5ha~~8.5ha is allocated in policies H2 to HA4. All strategic site allocations are expected to provide opportunities for employment and for people to live and work locally.
Site EM1- Land South of Star Road Industrial Estate, Partridge Green	No change proposed
Site EM2 - Land to the West and East of Graylands Estate, Langhurstwood Road, Horsham	~~3.0ha~~4.0ha is allocated for B2 and B8 and ancillary office / E(g) uses (c.~~9~~12,000sqm in total) as an expansion to the west and east of the existing employment site, taking into account the proximity of the allocation of Land to the North of Horsham. The ancient woodland must be retained and enhanced, and an appropriate buffer of 15m buffer or greater will be required. Appropriate regard must be given to residential amenity, the nearby waste facilities and comply with Policy W2 of the West Sussex Waste Local Plan.
Site EM3 - Land at Broomers Hill Business Park, Pulborough	No change proposed
Site EM4 - Land South West of Hop Oast Roundabout, Southwater	No change proposed

MM178: Strategic Policy 43: Gypsy, Traveller and Travelling Showpeople Accommodation

Delete the submitted Table 11 in its entirety and replace with the following:

Site	**Existing Authorised or approved Gypsy & Traveller Pitches**	**Proposed Additional Net Pitches**	**Total Gross Pitches (Total Net Pitches**
1.Fryern Park, Storrington (Existing site)	2	2	4(2)
2. Northside Farm, Rusper Road (Existing site)	1	3	**4 (3)**
3. Southview, The Haven, Slinfold (Existing Site)	1	4	**5 (4)**
4. Sussex Topiary, Rudgwick (existing Site)	8	4	**12 (4)**
5. Plot 3, Bramblefield, Crays Lane,Thakeham (Existing Site)	1	3	**4 (3)**
6.Land at Girder Bridge, Gay StreetLane, North Heath, Pulborough	0	5	**5 (5)**
7. Land East of Billingshurst (Strategic Site Allocation)	0	5	**5 (5)**
8. Land West of Ifield (Strategic Site Allocation)	0	15	**15 (15)**
9. Land North West of Southwater (Strategic Site Allocation)	0	5	**5 (5)**
10. Kingfisher Farm, West Chiltington Lane, Barns Green (Regularisation of Existing Site)	0	11	**11 (11)**

11. Land East of Coolham Road,Thakeham	1	1	**2 (1)**
12. Land North West of Junipers, Harbolets Road, West Chiltington	2	1	**3 (1)**
13. Land at Adversane (Strategic Site Allocation)	0	15	**15 (15)**
TOTAL	**16 pitches**	**74 pitches**	**90 pitches (74)**
Travelling Showpeople Accommodation	**Existing Plots**	**Proposed Additional Plots**	**Gross Plots (Total net Plots)**
1. Honeybridge Lane, Dial Post	4	1	**5 (1)**

MM226: Strategic Policy HA4 – Land East of Billingshurst

It is proposed that this allocation be increased from 650 to 1000 homes, reflecting the increased area of land now available for development in this location. The proposed amendments are shown in the policy box below.

Strategic Policy HA4: Land East of Billingshurst

1. Land East of Billingshurst, as shown on the Policies Map, is allocated for mixed use strategic development to accommodate at least ~~650~~ 1,000 homes and associated infrastructure, services and facilities.

2. Development will be in accordance with a comprehensive masterplan to be agreed with the Council which clearly shows the key elements of development, a comprehensive site-wide Design Code, and a clear phasing plan and will provide the following:

   a) In the period to 2040, at least ~~650~~ 1,000 residential units (C2 and C3 Use Class), a minimum 35% of which will be affordable, together with provision for young families, older people, and the provision of a permanent Gypsy and Traveller site of 5 pitches.
   b) A community hub shall be delivered providing facilities such as a community hall, a shop, and a café facility, and designed to create a focus and sense of place within the new community, and to facilitate social inclusion and integration.
   c) Around 0.5ha employment floorspace shall be provided (office, including flexible desk space, industrial, storage and / or distribution uses) within one or both of the following locations:
      i) The community hub;
      ii) Land adjacent and to the east of Rosier Business Park to provide compatible employment floorspace.
   d) Provision of ~~L~~land to the north of the railway and contributions to meet the education provision standards advised by the Local Education Authority (or any future updates) as follows:
      i. a~~one~~ two form of entry primary school~~, expandable to two forms of entry~~ (design and land provision to meet or exceed recommended minimum to accord with best practice);
      ii. provision for special educational needs (SEND); and
      iii. early years facilities.
   e) Formal and informal open space, sport and recreation provision shall be provided to meet the needs of the new community in accordance with standards and the respective recommendations in the Playing Pitch Strategy and Open Space, Sport & Recreation Review 2021 (or any subsequent updates). Informal open space provision must be designed in a comprehensive manner across both parcels of land ~~for all~~ and shall include (but not limited to):
      i. a 5km safe circular route for pedestrians and cyclists and a trim trail;
      ii. public Multi-Use Games Areas;
      iii. a public playing field;
      iv. equipped childrens' play facilities;
      v. social seating areas.

   f) Comprehensive sustainable travel improvements.

3. Development proposals are required to demonstrate that they are landscape-led, and that the pattern of development enhances identified landscape and heritage features. Prior to any development a site-wide landscaping strategy shall be submitted and agreed or where demonstrated not to be prejudicial to the comprehensive masterplanning of the land, two strategies split north and south of the railway. It must demonstrate the design and layout of the scheme minimises any adverse landscape impacts and conserves and enhances the biodiversity and green infrastructure network and must address the following:

    a. Existing trees and hedgerows shall be protected with appropriate enhancements. Any felling or removal of hedgerow, along with any new features including lighting, must demonstrate there will be no adverse impact upon the foraging of bats (particularly from The Mens SAC) or any other protected and notable species;
    b. The landscape character and value of the north-eastern field and its borders shall be protected from development and enhanced;
    c. The design shall ensure that there is an appropriate landscape buffer along the railway line to help secure public safety and appropriate wildlife links throughout the site with a buffer / transition to beyond the allocation to facilitate connectivity to the wider landscape and delivery of the nature recovery; and
    d. The design and layout will recognise and respect existing heritage assets, particularly the Grade II listed Little Daux Farmhouse, Great Daux Farmhouse and Rosier Farmhouse, and preserve those elements of the heritage assets and their settings that are significant in illustrating their historic and architectural interest.

4. Proposals must provide a comprehensive Ecology and Green Infrastructure Strategy, or where demonstrated not to be prejudicial to the comprehensive masterplanning of the land, two strategies split north and south of the railway, incorporating a Biodiversity Net Gain Plan, to demonstrate how a minimum ~~12~~10% net biodiversity gain will be achieved on the site, and in particular demonstrate:
    a. How the Local Wildlife Site (Wilden's Meadow) shall be conserved and enhanced north of the railway;
    b. The creation of native species rich hedges through the development; and,
    c. Ensure the retention and creation of wildlife corridors and support the delivery of nature recovery.

5. The masterplan ~~and Sustainability Statement~~ must support the transition to net zero.~~demonstrate the delivery of net zero carbon, including demonstrating a fabric first approach to the construction of built development, and maximum use of onsite renewable energy technologies. This shall include a strategy to ensure that from 2025, all homes built on the site are designed as net-zero carbon through their expected lifetime.~~

6. The proposals must be accompanied by a comprehensive transport strategy with development to include a legible layout which facilitates and supports all modes of sustainable transport including active travel, and provides clear and safe linkages throughout the site and to adjacent neighbourhoods, local services, facilities, the railway station, and the countryside. Proposals should include:
    a) ~~A n~~New station car parking, around 50 spaces in total, in the ~~south~~ west~~ern corner~~ of the site on both sides of the railway to facilitate increased use of rail travel within the wider area, with the provision of electric vehicle charging and safe, covered cycle parking.

b) ~~A~~ North of the railway, a two-way vehicular through route shall be provided with primary access points off the A272, one of which shall be via the Amblehurst Green development to the north and the other via an improved link to Rosier Business Park in the south, to be implemented before or alongside development to an agreed programme of delivery.

c) A road layout that includes the ability for the introduction of a two way through bus route, in accordance with bus operators' guidance and requirements, and, north of the railway, provide a safe dropping off and pick up zone for the new primary school and community hub.

d) Safe pedestrian and dedicated off-road cycle routes through and around the site, including an alternative to the use of the A272. There should be links to the school and community hub, with the provision of safe covered cycle parking, to facilitate healthy active lifestyles.

e) The design of the new road layout must be designed to make provision for a secondary pedestrian, wheeling and cycle and, (if required), emergency vehicles access only point via Brooker's Road to facilitate connectivity to the village centre.

f) The development must provide appropriate safety improvements in respect of the railway line and the public right of way crossing in consultation with and agreement from Network Rail, ~~and~~ West Sussex County Council and the Council so that the level crossing is closed and replaced with a bridge or underpass within the site. The replacement crossing must enable safe pedestrian, wheeling and cycle access over the railway. Prior to formal agreement, the layout shall safeguard land adjacent the railway ~~around the existing footpath level crossing~~ as appropriate to address network rail signalling and other requirements to provide ~~the ability~~ for the provision of a ~~future~~ footbridge or underpass ~~to enable safe pedestrian, wheeling and cyclist crossing of the railway~~. Provision must be phased in accordance with railway safety requirements, and where not provided from the outset designed and land safeguarded to enable ramped wheelchair accessible provision in ~~due course~~ accordance with a phasing plan to be agreed by the Council so that fully accessible provision is in place prior to completion of all dwellings.

g) A comprehensive Travel Plan and Construction Travel Plan to be agreed by the Council and Local Highway Authority is submitted, to cover the entire construction period, which demonstrate the long-term embedment of the transport strategy, and which must include a monitoring framework and review mechanism to ensure the ongoing effectiveness of measures proposed. Electric vehicle charging points must be provided for all car parking spaces to mitigate air quality impacts on The Mens SAC ~~W~~woodland.

MM227: New Strategic Policy:

The following is new supporting text and policy for the allocation of a new settlement at Land at Adversane which would deliver an additional 3,200 homes:

Strategic Policy HA(NP1): Land at Adversane (Kingswood)

1. This site lies to the immediate east of the A29/Stane Street and immediately south of the B2133/Adversane Lane, adjacent to the hamlet of Adversane which is located at the junction where these two roads meet. The land at Adversane is allocated in this Local Plan as a new settlement.

2. Though adjacent to the existing hamlet of Adversane this will be a standalone new settlement, the first new settlement developed in Horsham District in living memory. It will help deliver housing needs by providing a significant amount of affordable and market housing. In bringing forward a new settlement, it is of utmost importance that, from the outset, new residents and workers have a sense of place and community. The early delivery of community infrastructure including schools, shops, community space and sports/open space facilities is a clear requirement for the site allocation. Many of these will be focused around a new High Street. A comprehensive masterplan will be in place to guide all future planning applications and to ensure a strong place-making and community-building ethos from the outset.

3. In total, the new community has been promoted for around 3,200 homes, with the potential to grow beyond this dependent on future circumstances and need. Given that the site will be a new settlement, the lead in times necessary to bring forward this development, together with delivery of the necessary infrastructure requirements, mean that the level of housing that can be delivered within the plan period is anticipated to be around 1,500 homes. Beyond the plan period, Kingswood will continue to grow to become fully-fledged small town providing a place for diverse communities, providing local jobs and a range of community facilities held in trust to ensure their long-term success. Recognising the overall scale of development proposed, this allocation seeks to safeguard land for a period to enable future needs to be considered and provided for if appropriate.

4. In order to provide new jobs and employment opportunities, an economic and employment strategy will need to be submitted and agreed by the Council, to demonstrate the phased delivery of an appropriate number and diversity of jobs to ensure a balance between population and jobs growth, and promote economic growth and prosperity for local communities. The strategy shall also show how home working provision is provided within residential development.

5. At the current time the site is predominantly greenfield, comprising of primarily pasture and arable land, interspersed with hedgerows and some smaller areas of woodland, including ancient woodland. The Arun Valley railway line runs through the site in a north/south direction near the western side of the site and there is some agricultural and residential development on site related to Steepwood Farm. It is recognised that this site is currently rural in nature and that the development of this

site will significantly alter the character of this area. Particular care will need to be taken to mitigate against any harmful views into and out of the South Downs National Park and reduce the perception of coalescence with other settlements. It is expected that development in this location will respect the rural environment, and seek to ensure that the development which takes place respects the natural environment and is brought forward in a sensitive way which generates net biodiversity gain and green infrastructure and is functionally linked to the surrounding environment.

6. The site is of a scale which provides an opportunity to achieve a degree of self-containment, with a number of day-to-day journeys being made locally and by sustainable means. A relatively dense form of development will enable this, and it will be important for the development to locate places of work, shops and community facilities to maximise convenience of travel within the site. To promote sustainable and active travel modes, the scheme design will prioritise movement within the site by walking, cycling and wheeling, with motor vehicles being required to give way to non-motorised traffic on most routes. Walking and cycling routes should seek to include off-road provision and 5km exercise circuits to help promote healthy lifestyles. For longer journeys, direct bus services will be established to larger nearby settlements (in particular Billingshurst and Horsham). Bus access will be prioritised over private cars. For private car travel, homes and businesses will be designed to facilitate electric vehicle use and ownership as the norm. Land will be safeguarded for a new railway station in order to ensure that opportunities can be taken advantage of to establish rail service, but the new settlement is not reliant on the delivery of such service.

7. Development of the site also brings opportunity for improvements to the junction of the A29/B2133. This would involve the creation of a new road from the A29 to the B2133, enabled by the creation of a railway bridge and new roundabout, which is likely to see the existing level crossing closed. Collaboration with WSCC, as Local Highway Authority, and Network Rail to bring forward these upgrades will be required and it may be necessary to restrict the amount of development that could come forward until such a time that the railway bridge becomes operational and/or the existing level crossing is closed, based on the advice of these stakeholders. Measures which can help address not just the impacts of the development itself, but also address wider congestion issues on the A29 corridor would also be expected. This includes at the Pulborough mini-roundabouts at Church Hill where the A29 and A283 meet.

8. All stages and elements of the development will be designed to achieve zero-carbon living, and incorporate on-site renewable energy technologies.

Strategic Policy HA(NP1): Land at Adversane (Kingswood)

1. Land at Adversane, as shown on the Policies Map, is allocated as a new settlement. The comprehensive development of this area will be required to deliver the necessary infrastructure, services and facilities to meet the longer-term development of 3,200 homes, of which it is anticipated that at least 1,425 homes will be delivered within the plan period.
2. Development will be in accordance with a comprehensive masterplan to be agreed with the Council which clearly shows the key elements of development, a comprehensive site-wide Design Code, and a clear phasing plan and will provide the following:
    a. Approximately 3,200 homes (C2 and C3 use classes), with a minimum 35% of general occupation homes and 30% of qualifying older people's and specialist care housing to be affordable homes, together with the provision of a permanent Gypsy and Traveller site of 15 pitches. Residential development should be designed to facilitate home working.
    b. A neighbourhood centre to provide community, employment and retail needs, and, as a minimum, will include a community hall and library in addition to retail and employment uses.
    c. Secondary neighbourhood centres to provide for local retail and employment needs.
    d. Around 12,500m^2 of employment floorspace to be provided as office and light industrial uses (B2, B8 and E(g)).
    e. Land and contributions to meet the education provision standards advised by the Local Education Authority (or any future updates), as follows:
        i) A 2 form entry primary school, capable of expansion to 3 forms of entry, to incorporate a support centres for special educational needs (SEND) to be delivered at an early phase of development;
        ii) An additional 2 form entry primary school to incorporate support centres for special educational needs (SEND), or provision of other educational uses, to be delivered based on an evidenced need;
        iii) A 6 form of entry secondary school, capable of expansion to 8 forms of entry, to incorporate support centres for special educational needs (SEND);
        iv) Suitable nursery provision to be provided either within or separate to primary schools; and
        v) Suitable post-16 provision to be provided as part of the secondary school, or if in agreement with the Local Education Authority, by other means.
    f. Through liaison with the NHS Sussex Integrated Care Board (ICB) or any updated organisation with responsibility for health care provision, ensure that development facilitates the delivery of local healthcare facilities which, as a minimum, meet the needs of the new occupants of the development. This may include the appropriate provision of land, buildings and/or financial contributions.
    g. Formal and informal open space, sport and recreation provision to meet the needs of the new community in accordance with standards and the respective recommendations in the Playing Pitch Strategy and Open Space, Sport & Recreation Review 2021 or any future update. Provision shall include (but not be limited to):
        i) a network of paths, integrating with existing public rights of way
        ii) accessible natural green space, including the retention of ancient and mature woodland;
        iii) allotments and community orchards; and

iv) a sports hub consisting of 3G and grass pitches for a variety of sports, including football and cricket, with changing rooms, a pavilion, as sporting facilities suitable for young people.

3. Development proposals are required to demonstrate that they are landscape-led, the pattern of development enhances identified landscape and heritage features. Prior to any development a site-wide landscaping strategy shall be submitted and agreed. It must demonstrate the design and layout of the scheme minimises any adverse landscape impacts and conserves and enhances the biodiversity and green infrastructure network. In particular, it must address the following:
   a) The relationship with the South Downs National Park, including key viewpoints into and out of the designation;
   b) The relationship with the hamlet of Adversane and its Conservation Area to mitigate against harm to the historic environment;
   c) The need to maintain and increase public rights of way across the site to encourage sustainable means of connection across the new settlement;
   d) The need to retain areas of Ancient Woodland and mature woodland; and
   e) The Archaeological Notification Area, by undertaking appropriate work to investigate the presence of prehistoric, medieval and post-medieval remains and avoid harm to such assets.

4. Proposals must provide a comprehensive Ecology and Green Infrastructure Strategy, incorporating a Biodiversity Net Gain Plan, to demonstrate how a minimum 10% net biodiversity gain will be achieved on the site, and in particular demonstrate:
   a) that natural and semi-natural habitats, including woodland and ancient woodland, hedgerows and ponds, are retained and protected wherever possible;
   b) the creation of native species rich hedges through the development; and
   c) ensure the retention and creation of wildlife corridors.
5. The masterplan must support the transition to net zero.
6. A comprehensive transport strategy is to be submitted as part of the masterplan with development to include the following:
   a) A walking and cycling strategy that demonstrates how attractive, direct and legible routes that have priority over motorised traffic, and integrated with the existing and wider network, will be delivered and maintained;
   b) A bus strategy to demonstrate the feasibility of new bus services that can be sustained over the long term and that, as a minimum, provide:
      i) upfront incentives to new residents to use new and existing bus services; and
      ii) convenient, frequent and bus connections to nearby places including Billingshurst (including the train station) and Horsham (including the train station);
   c) Demonstrate how electric vehicle use for private car travel and, as far as possible, for public transport are embedded in the strategy from the first phases of development.
   d) The following highway and transport schemes or any others identified as necessary to mitigate traffic and access impacts are delivered in partnership with the Local Highway Authority and Network Rail:
      i) Creation of a new roundabout on A29 south providing the primary vehicular access to the west of the new settlement;
      ii) Construction of a new Railway Bridge over the Arun Valley Railway Line to allow access into the new settlement;
      iii) Creation of a new vehicular access from B2133 into the site;
      iv) The closure of the existing level crossing on the B2133 to provide safety benefits;

v) The safeguarding of land for a new railway station; and
vi) Improvements around the A29/A283 mini roundabouts at Pulborough to ensure an acceptable traffic flow.

e) A comprehensive Travel Plan and Construction Travel Plan to be agreed by the Council and Local Highway Authority is submitted, to cover the entire construction period, which demonstrate the long-term embedment of the transport strategy, and which must include a monitoring framework and review mechanism to ensure the ongoing effectiveness of measures proposed. Electric vehicle charging points must be provided for all car parking spaces to mitigate air quality impacts on The Mens SAC woodland.

Small Site Policies

MM229 Land at Ashington

This modification proposes an amendment to the existing policy reference HA5 to include the 'Ashington Northern Cluster' for 450 Homes. The suggested amendments are set out in the table below.

Strategic Policy HA5: Ashington Housing Allocations

1. The following sites are allocated as shown on the Policies Map, for at least ~~75~~ 525 homes:
    - ASN1: Land east of Mousdell Close, 2.24 hectares (75 homes)
    - ASN2: Ashington Northern Cluster, 25 hectares (450 homes)

2. To ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application will be supported by a HRA and a wintering bird survey.

3. In addition to meeting national, ~~and~~ Local and Neighbourhood Plan requirements, development will be supported where proposals demonstrate:

ASN1

a) There is connectivity from the site to key local amenities and services and that these are enhanced through improvements to local pedestrian and cycling networks.

ASN2

a) That development is in accordance with a comprehensive site wide masterplan. The masterplan must ensure a co-ordinated approach to development across the entirety of the allocation and deliver an integrated and sustainable settlement form.
b) The masterplan must demonstrate that separate development phases / parcels will not prejudice the development of adjoining land or infrastructure within the allocation. This should include facilitating connections between separate land parcels or clearly demonstrate how connections to future phases can be achieved.
c) The masterplan must be landscape led, and inform site layout, capacity, enhance existing boundary treatments, and promote high-quality design for the site as a whole.
d) That development must demonstrate delivery of the supporting infrastructure, services and facilities necessary to meet the needs of the allocation as a whole.
e) There is provision of formal and informal open space, sport and recreation provision to meet the needs of the development in accordance with standards and the respective recommendations in the Open Space, Sport & Recreation Review 2021;
f) That appropriate regard is had to the impact on local listed heritage assets including the Grade I listed Church of the Holy Sepulchre, Grade II Listed West Wolves Farmhouse and Grade II listed Orchard Cottage Laurel Cottage; and
g) The design and setting takes account of the areas of the site affected by surface water flooding and appropriate mitigation is applied in line with Strategic Policy 10.

MM230 Land at Barns Green

This modification proposes an amendment to existing policy HA6 – Land at Barns Green. An additional allocation of 10 homes at Land at the Rear of Two Mile Ash Road is proposed. The suggested amendments are set out in the table below.

Strategic Policy HA6: Barns Green Housing Allocations

1. The following sites are allocated, as shown on the Policies Map, for the provision of at least ~~95~~ 105 homes:

    - BGR1: Land South of Smugglers Lane, 3.3 hectares (50 homes)
    - BGR2: Land South of Muntham Drive, 1.85 hectares (25 homes)
    - BGR3: Land at the Old School Site, Itchingfield, 0.8 hectares (20 homes)
    - BGR4: Land at the Rear of Two Mile Ash Road, 1.1 hectares (10 homes)

2. In addition to meeting national, ~~and~~ Local and Neighbourhood Plan requirements, development will be supported where proposals:

BGR1

a. Demonstrate housing is carefully sited and include an appropriate buffer from adjacent ancient woodland; and
b. Ensure that appropriate regard is had to the impact on the adjacent Grade II Listed Buildings (Bennetts, Blacksmiths Cottage and The Queen's Head Public House).

BGR2

a) Shall be carefully sited and include an appropriate buffer from adjacent ancient woodland; and
b) Ensure that appropriate regard is had to the impact on the adjacent Grade II Listed Buildings (The Queens Head Public House, Blacksmiths Cottage and Bennetts).

~~**BGR3**~~

~~a) Comply with any policies, including site-specific policies, in a Made Itchingfield Neighbourhood Plan.~~

BRG4

a) Ensure that all areas of ancient woodland, veteran trees and trees subject to Tree Preservation Orders shall be retained and protected. This should be achieved by restricting built development to the northern section of Land Rear of Two Mile Ash Road and utilises the southern section of the site for open space and recreation. A minimum undeveloped buffer of at least 15 metres, measured from the woodland edge, shall be provided. No built development, including gardens, drainage features, or lighting, will be permitted within the buffer zone; and

b) The design and setting takes account of the areas of the site affected by surface water flooding and appropriate mitigation is applied in line with Strategic Policy 10.

MM231: Land at Billingshurst (New Strategic Policy)

This modification proposes a new allocation of land at Billingshurst for 80 homes at Land at Old Reservoir. The new supporting text and proposed policy is set out below:

…..

1. As set out earlier in this document, Billingshurst is designated as a small town / larger village in the Council's settlement hierarchy. The village has been identified as being capable of accommodating larger strategic scale growth and land is allocated in HA4. It is however recognised that larger sites can take time to commence and there is therefore considered to be some capacity for smaller scale growth to provide continuity of housing provision in the settlement over the plan period, and particularly in the short to medium term.

Strategic Policy HA(NP2): Billingshurst Housing Allocation

1. The following site is allocated as shown on the Policies Map, for at least 80 homes:

   • BL1: Land at Old Reservoir, 3.9 hectares (80 homes)

2. In addition to meeting national, Local and Neighbourhood Plan requirements, development will be supported where proposals demonstrate:

   BL1

   a) That it is landscape-led to ensure that development integrates positively with the edge of settlement location while preserving rural character along Wooddale Lane;

   b) That there is connectivity from the site to key local amenities and services and that these are enhanced through improvements to local pedestrian and cycling networks;

   c) Within Archaeological Notification Areas, applicants must demonstrate through desk-based assessment and, where necessary, field evaluation, the impact of development on any archaeological remains. Development will only be permitted where it preserves remains in situ or, where this is not feasible, ensures appropriate recording and investigation; and

   d) Provide electric vehicle charging points for all car parking spaces to mitigate air quality impacts on The Mens SAC woodland.

MM232: Land at Cowfold

An additional allocation is proposed within existing policy HA8. This proposes an additional 100 homes at Land East of Cowfold. The proposed wording amendments are set out in the table below.

Strategic Policy HA8: Cowfold Housing Allocations

1. The following sites are allocated, as shown on the Policies Map, for the provision of at least ~~70~~ 100 homes:

    - CW1: Field West of Cowfold, North of A272, 2.9 hectares (35 homes)
    - CW2: Fields West of Cowfold, South of A272/Field West of Cowfold, South of A272, West of Little Potters, 5.4 hectares (35 homes)
    - CW3: Land east of Cowfold, 7.37 hectares (100 homes)

2. ~~Any development proposals must be accompanied by an Air Quality Impact Assessment and Emissions Mitigation Assessment~~ In addition to meeting national and Local and Neighbourhood Plan requirements, development will be supported where proposals:

CW1

a) Ensure built development is focussed to the southern part of the site to reflect the existing settlement pattern with appropriate landscape mitigation to be implemented on the northern half of the site to aid a transition to the wider open countryside

CW2

~~a) Comply with any policies, including site-specific policies, in a Made Cowfold Neighbourhood Plan;~~

b) Ensure all three land parcels come forward as a single, comprehensive development, in order to optimise the use of land;

c) Ensure built development is limited to the northern part of the site as shown on the Policies Map and must provide a robust soft landscape buffer to protect the character of the area;

d) Ensure that prior to development there is an appropriate archaeological investigation to preserve and, where not possible, record in-situ remains;

e) Ensure the design, layout and form of the development preserves or enhances the character of the Conservation Area;

f) Provide public open space, including childrens' recreation space, in accordance with standards and the respective recommendations in the Open Space, Sport & Recreation Review 2021 and upgrade the existing public right of way to the west of the site to provide year-round accessibility; and

g) Provide a high-quality frontage to the A272 and include a safe and accessible 'drop-off' point to serve the adjacent school and children's nursery.

CW3

a) All areas of ancient woodland, veteran trees and trees subject to Tree Preservation Orders are retained and protected. A minimum undeveloped buffer of at least 15 metres, measured from the woodland edge, shall be provided. No built development, including gardens, drainage features, or lighting, will be permitted within the buffer zone;

b) Ensure areas of surface water flooding are effectively managed through Sustainable Drainage mitigation; and

c) Ensure that appropriate regard is had to the impact of development on locally listed heritage assets including the adjacent Avery Medieval Farmstead.

MM233: Land at Henfield

Two additional allocations are proposed at Henfield, as additions to existing Strategic policy HA9. The two sites are HNF2: Land North of Furners Lane (191 homes) and HNF3: Land East of Henfield (450 homes). The proposed wording amendments are set out in the table below.

Strategic Policy HA9: Henfield Housing Allocations

1. The following sites are allocated, as shown on the Policies Map, for the provision of at least ~~55~~ 696 homes:
   - HNF1: Land at Sandgate Nurseries, 3.8 hectares (55 homes)
   - HNF2: Land North of Furners Lane (191 homes)
   - HNF3: Land East of Henfield (450 homes)

2. In addition to meeting national, ~~and~~ Local and Neighbourhood Plan requirements, development will be supported where proposals:

HNF1

a) Have regard to the setting of the Grade II listed building (Dears Farmhouse);
b) Are supported by a landscape-led masterplan which should inform site layout, capacity, enhance existing boundary treatments, and promote high-quality design for the site; and
c) Ensure the site maximises connectivity from the site to Henfield Village centre through improvements to local pedestrian and cycling networks.

HNF2

a) The proposal is supported by a landscape-led masterplan which should inform site layout, capacity, enhance existing boundary treatments including providing a soft, landscaped eastern edge to create a clear transition between built form and open countryside;
b) As far as possible, retain and enhance existing hedgerows, tree belts and field boundaries, incorporating them into the layout;
c) Access to be delivered off the Charlwood Estate; and
d) Incorporate a site-wide Sustainable Drainage System (SuDS) plan to manage surface water.

HNF3

a) Undertake a detailed Landscape and Visual Impact Assessment (LVIA) to determine appropriate developable areas and layout. The proposal should be in accordance with an agreed landscape-led masterplan which responds to the site's sensitivities and delivers a coherent and well-integrated extension to Henfield;
b) Demonstrate that development will not prejudice the delivery of adjacent allocated

sites, including Land at Wantley Estate;

c) Site layout to be informed by detailed odour and noise assessments in relation to the nearby sewage treatment works, with layout and mitigation measures to ensure acceptable living conditions;
d) Have regard to the setting of nearby heritage assets, including The Lodge at Chestham Park (Grade II) and Wantley Manor (Grade II*);
e) All areas of ancient woodland, veteran trees and trees subject to Tree Preservation Orders shall be retained and protected. A minimum undeveloped buffer of at least 15 metres, measured from the woodland edge, shall be provided. No built development, including gardens, drainage features, or lighting, will be permitted within the buffer zone;
f) Ensure areas of surface water flooding are effectively managed through Sustainable Drainage mitigation; and
g) Provide for active travel linkages to and through the site from Henfield High Street.

MM234 Land at Horsham

An additional allocation is proposed in existing policy HA10. The proposal is for an additional 120 homes at Land South of New House Farm (120 homes)

Strategic Policy HA10: Horsham

1. The following sites are allocated as shown on the policies map for the provision of at least ~~400~~ 520 homes

- HOR1: Land at Hornbrook Farm, 10.45 hectares (100 homes)
- HOR2: Land at Mercer Road, 14.3 hectares (300 homes)
- HOR3: Land South of New House Farm, 4.9 hectares (120 homes)

2. In addition to meeting national and Local Plan requirements, development will be supported where proposals:

HOR1

a) Have appropriate regard to the setting of the High Weald Area of Outstanding Natural Beauty (AONB) and the Grade II Listed Falcon Lodge Hillier Cottage;
b) Undertake a Landscape and Visual Impact Assessment to inform site layout, capacity and identify and safeguard key views to and from the High Weald AONB;
c) Provide safe pedestrian and cycling crossing points over the A281 (Brighton Road) from the site;
d) Create an extended Riverside Walk along Hornbrook Stream;
e) Take advantage of opportunities to improve pedestrian connectivity and active travel in the area, including to Public Rights of Way north of the site; and
f) Seek to protect and maintain existing hedgerows and mature trees.

HOR2

a) Complements the masterplan for, and does not prejudice the delivery of, the adjacent Land North of Horsham strategic allocation;
b) Are designed to ensure future residents are not subject to unacceptable impacts from neighbouring uses;
c) Provide Active Travel links between the northern and southern parcels on the site;
d) Provide public open space, children's recreation space in accordance with standards and the respective recommendations in the Open Space, Sport & Recreation Review 2021;
e) Provide a temporary means of safe crossing to Horsham Town across the A264 for Active Travel until the Phase 3 connections to be delivered by the North of Horsham development are complete;
f) Have appropriate regard to the Ancient Woodland on the northern boundary of the site and retain existing trees on the site where practicable; and
g) Provide no less than 50 parking spaces for Warnham Railway Station and safe crossing of the railway line.

HOR3

a) Is a landscape led scheme and is a high quality design reflecting its setting within the High Weald National Landscape. Proposals must in particular demonstrate the scheme is in accordance with criterion 1 of Strategic Policy 16: Protected Landscapes.

b) All areas of ancient woodland, veteran trees and trees subject to Tree Preservation Orders shall be retained and protected. A minimum undeveloped buffer of at least 15 metres, measured from the woodland edge, shall be provided. No built development, including gardens, drainage features, or lighting, will be permitted within the buffer zone;

c) The layout, density and form of development must provide a sensitive transition from urban setting to the adjoining countryside; and

d) Regard should be given to the setting of the Grade II listed Moorhead Cottages adjacent to the site.

MM235: Kilnwood Vale (New Strategic Policy)

This modification proposes a new allocation of West of Kilnwood Vale for 350 homes at Land West of Kilnwood Vale. The new supporting text and proposed policy is set out below:

1 Kilnwood Vale is an ongoing housing development to the west of Crawley and was developed in partnership with Crawley Borough Council as part of the Joint Area Action Plan, adopted in 2009. Permission was granted for 2,500 dwellings (DC/10/1612) and development is well underway.

2 During the preparation of this plan, Kilnwood Vale has been classified as a small town / larger village because of its relationship as a new neighbourhood of Crawley that is located wholly within Horsham District. The neighbourhood is able to provide for the day-to-day needs of its residents with a good range of services and facilities, strong community networks, together with reasonable rail and/or bus services. Nevertheless, it is acknowledged that, as the development of this neighbourhood is ongoing not all of the planned services and facilities have been fully delivered, but will come forward during the plan period. The proximity to Crawley, also provides Kilnwood Vale with access to an excellent range of services and facilities, transport links and employment opportunities.

3 In the 2009 Joint Area Action Plan, a primary objective for the development, was to build on the Neighbourhood Principle that is seen across the rest of Crawley. This Principle seeks to ensure that the new neighbourhood has a centre, providing local self-sufficiency, is green, has its own identity and is sustainable. The Land West of Kilnwood Vale should reflect these criteria and ensure the site complements the adjacent Kilnwood Vale strategic allocation. The extended neighbourhood should integrate with the physical and social infrastructure of Crawley, and with the landscape.

4 Land within the settlement site allocation has been safeguarded for a potential future access for the Crawley Western Link Road and multi-modal corridor, which has been identified as potentially being required to mitigate the impact of wider traffic growth in and around Crawley.

Strategic Policy HA(NP3): Kilnwood Vale Housing Allocation

1. The following site is allocated as shown on the Policies Map, for at least 350 homes:
   - KV1: Land West of Kilnwood Vale, 15.6 hectares (350 homes)
2. In addition to meeting national, Local and Neighbourhood Plan requirements, development will be supported where proposals demonstrate:

KV1

a) That development will provide a coherent extension to the Kilnwood

Vale strategic development, integrated with existing and permitted development phases;

b) The layout has been informed by a landscape-led masterplan which responds to the site's proximity to the High Weald National Landscape;

c) Provision of substantial structural landscaping along the southern and western boundaries to minimise visual impacts and protect the setting of the High Weald; and maintain separation between Crawley, Horsham and Faygate and avoid coalescence;

d) Mitigation of noise impacts arising from the A264, railway line and aircraft operations including through layout, orientation, and design measures;

e) Provision of strong pedestrian, cycle and wheeling connections to the wider Kilnwood Vale neighbourhood, including access to the neighbourhood centre and public transport services;

f) That land is safeguarded to facilitate the future provision of the Crawley Western Multi-Modal Corridor as shown on the Policies Map; and

g) That regard is had to the design and setting of development to the areas of the site affected by surface water flooding and appropriate mitigation is applied.

MM236: Land at Lower Beeding

An additional allocation of land is proposed at Lower Beeding for an additional 28 dwellings. This allocation comprises two separate land parcels – one for 20 homes (Land at Sandygate) and a smaller parcel (Land at Cedar Road) for 8 homes. The proposed amendments to the policy are set out in the table below.

Strategic Policy HA11: Lower Beeding Housing Allocations

1. The following sites are allocated, as shown on the Policies Map, for the provision of at least ~~43~~ 71 homes:

   - LWB1 – Land at Glayde Farm, West of Church Lane, 2.7 hectares (30 homes)
   - LWB2 – Land at Trinity Cottage (Land South of Church Farm House), 0.5 hectares (7 homes)
   - LWB3 – Land at Cyder Farm 0.15 hectares (6 homes)
   - LWB4 – Land at Sandygate and Land at Cedar Road (28 homes)

2. In addition to meeting national, ~~and~~ Local and Neighbourhood Plan requirements, development will be supported where proposals:

   ~~a. Comply with any policies, including site-specific policies, in a Made Lower Beeding Neighbourhood Plan;~~

   a. Protect and enhance the setting of the Grade II listed Holy trinity church. In the case of LWB1, development should be focussed to the southern part of the site with appropriate landscape mitigation to be implemented on the northern half of the site to aid a transition to the wider open countryside. Negative impacts to the High Weald Area of Outstanding Natural Beauty should be avoided; ~~and~~

   b. For LWB3, any proposal should positively contribute to the heritage qualities of Crabtree Conservation Area; and

   c. All areas of ancient woodland, veteran trees and trees subject to Tree Preservation Orders shall be retained and protected. A minimum undeveloped buffer of at least 15 metres, measured from the woodland edge, shall be provided. No built development, including gardens, drainage features, or lighting, will be permitted within the buffer zone.

LWB4

a) It is demonstrated that development delivers comprehensive development across both land parcels across the site as a whole, including the timely provision of any necessary supporting infrastructure; and

b) Demonstrate that they do not prejudice the development of adjoining land and/or infrastructure within the allocation. This should include facilitating connections between the two land parcels and demonstrating how connections can be made to future adjacent developments.

MM237 Land at Partridge Green

An additional allocation is proposed as part of existing Strategic Policy HA12. This is Land at Dunstans for around 80 dwellings. The proposed amendments to the policy are set out in the table below.

Strategic Policy HA12 – Partridge Green Housing Allocations

1. The following sites are allocated, as shown the Policies Map, for the provision of at least ~~255~~ 335 homes:

    - PG1 – Land North of the Rosary (West of Church Road), 4.2 hectares (80 homes)
    - PG2 – Land North of the Rise, 4.8 hectares (55 homes)
    - PG3 – Land at Dunstans Farm, 6.9 hectares (120 homes)
    - PG4 – Land at Dunstans, 3 hectares (80 homes)

2. In addition to meeting national, ~~and~~ Local and Neighbourhood Plan requirements, development will be supported where proposals:

PG1

a) Are limited to the western portion of the site and retain the mature tree boundaries surrounding the site.

PG2

a. Have regard in the design and setting of development to the high pressure gas pipeline to the west of the site;
b. Any proposal should look to provide connectivity between PG2 and PG3 especially pedestrian and cycle linkages; and
c. The rural character of Littleworth Lane is protected and enhanced which ensures the continued safety of all road users in this location.

PG3

a. Have regard to the Grade II Listed Building (Old Priors) and include a landscape buffer to the south to protect its setting; and
b. Any proposal should look to provide connectivity between PG3 and PG2 especially pedestrian and cycle linkages.

PG4

a) Development is focused on the southern half of the site. The northern proportion of the site should be utilised for public open space and recreation use to aid the transition to the wider open countryside to the north;
b) Any proposal should enhance connectivity with existing Public Rights of Way routes 1761 and 2800. Enhancement of pedestrian and cycle linkages will be supported;
c) Have regard to the setting of Grade II Listed Building (Keepers Mead); and
d) Have regard in the design and setting of development to the areas of the site affected by surface water flooding.

MM239: Land at Rudgwick and Bucks Green

An amendment is proposed to existing Strategic Policy HA14. This allocates an additional 15 homes as RD3: Land West of Church Street Rudgwick. The proposed amendments to the policy are set out in the table below.

Strategic Policy HA14: Rudgwick and Bucks Green Housing Allocations

1. The following sites are allocated, as shown on the Policies Map, for the provision of at least ~~66~~ 81 homes:

    - RD 1: Land North of Guildford Road, 4.9 hectares (60 homes)
    - RD2 : The Former Pig Farm, 0.31 hectares (6 homes)
    - RD3: Land West of Church Street, Rudgwick, 2.2 hectares (15 homes)

2. As adjacent sites, the Council would support RD1 and RD2 coming forward as a comprehensive scheme.

3. In addition to meeting national, ~~and~~ Local and Neighbourhood Plan requirements, development will be supported where proposals:

RD1

a. Are limited to the southern part of the site as shown on the Policies map, with an agreed landscape treatment in the northern part of the site to minimise landscape impacts; and
b. Ensure that appropriate regard is had to the impact on nearby Grade II Listed Buildings (Fox Inn, Guildford Road and The Old Cottage and Field Cottage, Lynwick Street).

RD2

a) Ensure that any access into the site does not interfere with the operation of the adjacent bus stop.

RD3

a) Is in accordance with a landscape-led design which informs the site layout, capacity and mitigation requirements. Existing tree belts and hedgerows should be retained as far as possible;

b) All areas of ancient woodland, veteran trees and trees subject to Tree Preservation Orders shall be retained and protected. A minimum undeveloped buffer of at least 15 metres, measured from the woodland edge, shall be provided. No built development, including gardens, drainage features, or lighting, will be permitted within the buffer zone; and

c) Regard should be given to the setting of designated heritage assets. Any proposal should implement a sensitively designed layout, incorporating lower densities, strategic planting, and separation distances.

MM241: Land at Small Dole

An additional allocation is proposed as part of existing Strategic Policy HA16. This is Land at Highdown Nursery, for around 10 additional dwellings. The proposed amendments to the policy are set out in the table below.

Strategic Policy HA16: Small Dole Housing Allocations

1. The following sites are allocated, as shown on the Policies Map, for the provision of at least ~~40~~ 50 homes:

   - SMD1: Land west of Shoreham Road, Small Dole 5.5. hectares (40 homes)
   - SMD2: Land at Highdown Nursery, Small Dole, 0.7 hectares (10 homes)

2. In addition to meeting national, ~~and~~ Local and Neighbourhood Plan requirements, development will be supported where proposals:

SMD1

a) Are limited to the eastern end of the site with a significant proportion of the site (western and northern parts) given to public open space and recreation use;

b) Deliver sustainable drainage systems (SuDS) along the southern boundary;

c) Are designed to take account of the rural character around the site, and incorporate measures to mitigate against any harm to the landscape character; and

d) Deliver access from the A2037.

SMD2

a) Deliver access via the 'Beeches' development;

b) Are supported by an assessment to identify any risks from potential land contamination. If identified, proposals must set out any necessary mitigation; and

c) Have regard to the setting of the South Downs National Park

MM242: Land at Southwater (New Strategic Policy)

A new allocation is proposed allocating a smaller extension to the settlement at the southern edge of the village. The proposal 'Land South of Hog's Wood' is for around 100 additional dwellings. The new supporting text and proposed policy is set out below:

…….

1. As set out earlier in this document, Southwater is designated as a small town / larger village in the Council's settlement hierarchy. The village has been identified as being capable of accommodating larger strategic scale growth and land is allocated in HA3. It is however recognised that larger sites can take time to commence and there is therefore considered to be some capacity for smaller scale growth to provide continuity of housing provision in the settlement over the plan period, and particularly in the short to medium term.

Strategic Policy HA(NP4): Southwater Housing Allocations

1. The following site is allocated as shown on the Policies Map, for at least 100 homes:

   - SW1: Land South of Hogs Wood, 3.9 hectares (100 homes)

2. In addition to meeting national, Local and Neighbourhood Plan requirements, development will be supported where proposals demonstrate:

SW1

a) Access is delivered via Woodfords Estate located to the west of the site;

b) Provision of safe, direct pedestrian and cycle connections back into Southwater village; and.

c) All areas of ancient woodland, veteran trees and trees subject to Tree Preservation Orders shall be retained and protected. A minimum undeveloped buffer of at least 15 metres, measured from the woodland edge, shall be provided. No built development, including gardens, drainage features, or lighting, will be permitted within the buffer zone.

MM244: Land at Storrington

Additional allocations are proposed as part of existing Strategic Policy HA18. A total of three additional sites have been identified which will provide 130 homes. The sites are Land South of Northlands Lane, Land at Fryern Road, and Land at Bax Close. The proposed amendments to the policy are set out in the table below.

Strategic Policy HA18: Storrington Housing Allocations

1. The following sites are allocated, as shown on the Policies Map, for the provision of at least ~~125~~ 247 homes:

   - ~~•~~ STO1: Land to the north of Melton Drive, 4.7 hectares ~~and Land South of Northlands Lane, 6 hectares~~ (~~70~~ 62 homes)
   - STO2: Land at Rock Road [Thakeham Parish], 3.66 hectares (55 homes)
   - STO3: Land South of Northlands Lane, 2.8 hectares (50 homes)
   - STO4: Land at Fryern Road, 9.1 hectares (50 homes)
   - STO5: Land at Bax Close, 2.4 hectares (30 homes)

2. Any development within Storrington must be accompanied by an Air Quality Impact Assessment and Emissions Mitigation Assessment.

3. To ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application is supported by a HRA and a wintering bird survey.

4. In addition to meeting national, ~~and~~ Local and Neighbourhood Plan requirements, development will be supported where proposals:

5. Are supported by a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements;

6. For STO1, STO3 and STO4 incorporate appropriate landscape buffers and boundary treatments to reduce any perceived settlement coalescence between Storrington and West Chiltington Village; and

STO1

a) Come forward as a single, comprehensive development, in order to optimize the use of land;

b) Deliver vehicular access from Fryern Road ~~Lane~~;

c) Have appropriate regard to the setting of West Wantley Farmhouse (Grade II*) and East Wantley Farm (Grade II); and

~~d) Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements. Proposals should also look to minimise coalescence between Storrington and West Chiltington village by reflecting the existing settlement edge to the east; and~~

e) Have regard to the setting of the South Downs National Park.

STO2

a) Ensure that appropriate regard is given to the impact on nearby listed building Penfolds (Grade II); and

b) Have regard to the setting of the South Downs National Park.

STO3

a) Any veteran trees and trees subject to Tree Preservation Orders shall be retained and protected. A minimum undeveloped buffer of at least 15 metres, measured from the woodland edge, shall be provided. No built development, including gardens, drainage features, or lighting, will be permitted within the buffer zone; and

b) Have appropriate regard to the setting of West Wantley Farmhouse (Grade II*) East Wantley Barn (Grade II) and East Wantley Farm (Grade II).

STO4

a) Is supported by a travel plan which seeks to optimise improvements to bus, cycling and pedestrian infrastructure; and

b) Have regard in the design and setting of development to the areas of the site affected by surface water flooding and appropriate mitigation is applied.

STO5

a) Any proposal should be design and landscape-led with regard given to the setting of the South Downs National Park. The layout, density and form of development must provide a sensitive transition to the open countryside;

b) All areas of ancient woodland, veteran trees and trees subject to Tree Preservation Orders shall be retained and protected. A minimum undeveloped buffer of at least 15 metres, measured from the woodland edge, shall be provided. No built development, including gardens, drainage features, or lighting, will be permitted within the buffer zone;

c) A travel plan should look to propose improvements to bus, cycling and pedestrian infrastructure;

d) Have appropriate regard given to the setting of the Grade II listed Cobb Court adjacent to the site; and

e) Have regard in the design and setting of development to the areas of the site affected by surface water flooding and appropriate mitigation is applied.