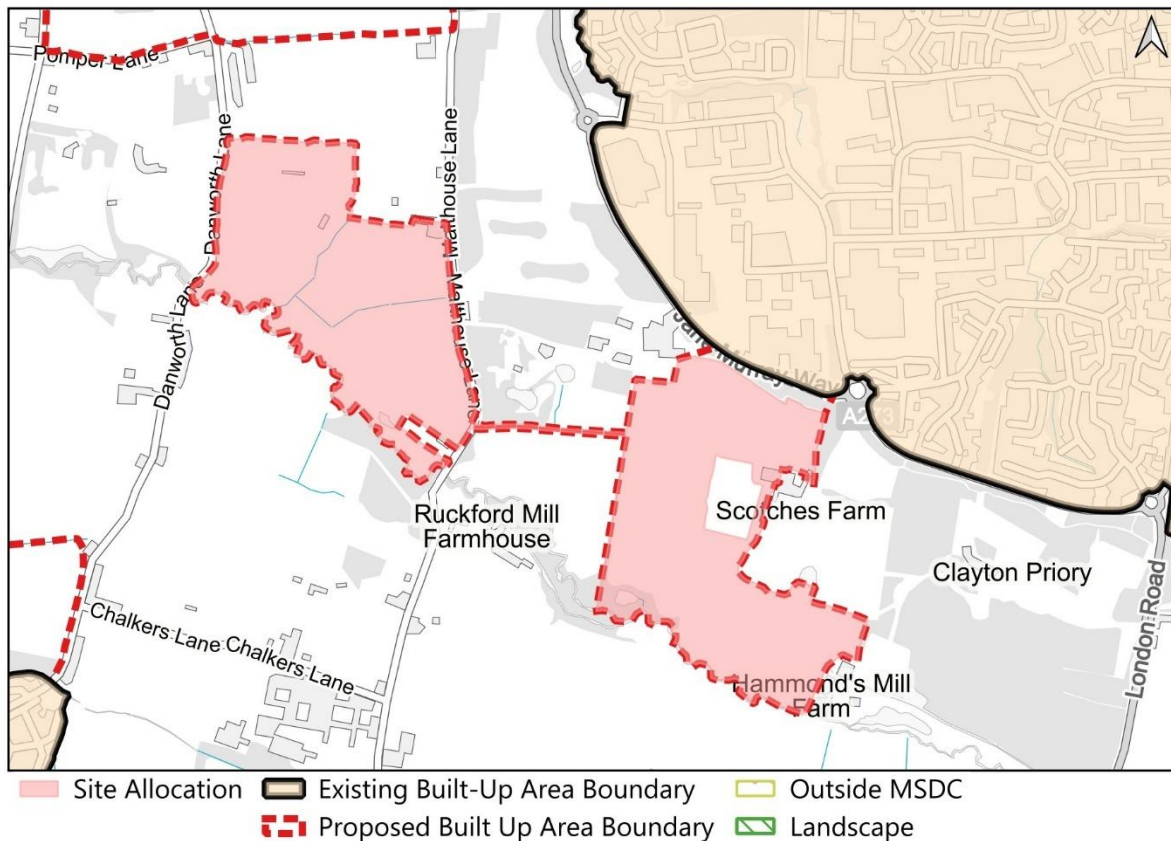


Appendix 1 : Additional Site Policies

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

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

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



Policy Requirements

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

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

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

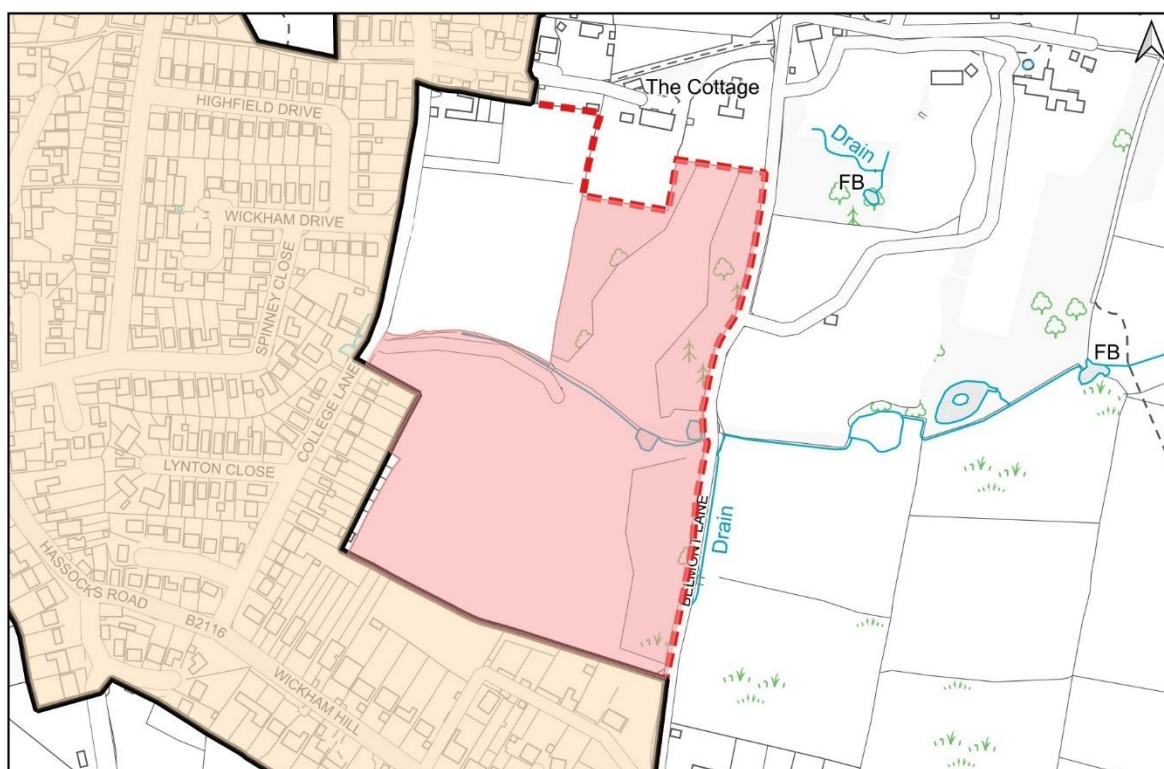
MM72: Land east of College Lane, Hurstpierpoint

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

Allocation	Housing		
SHELAA:	19	Settlement:	Hurstpierpoint
Gross Site Area (ha):	5.3ha	Number of Dwellings:	75
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area	
		Financial contributions towards the provision of: - Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Outdoor sports - Parks and Gardens - Improvements at Hassocks Station	

Provision of:

- Highway works
- Sustainable transport measures



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

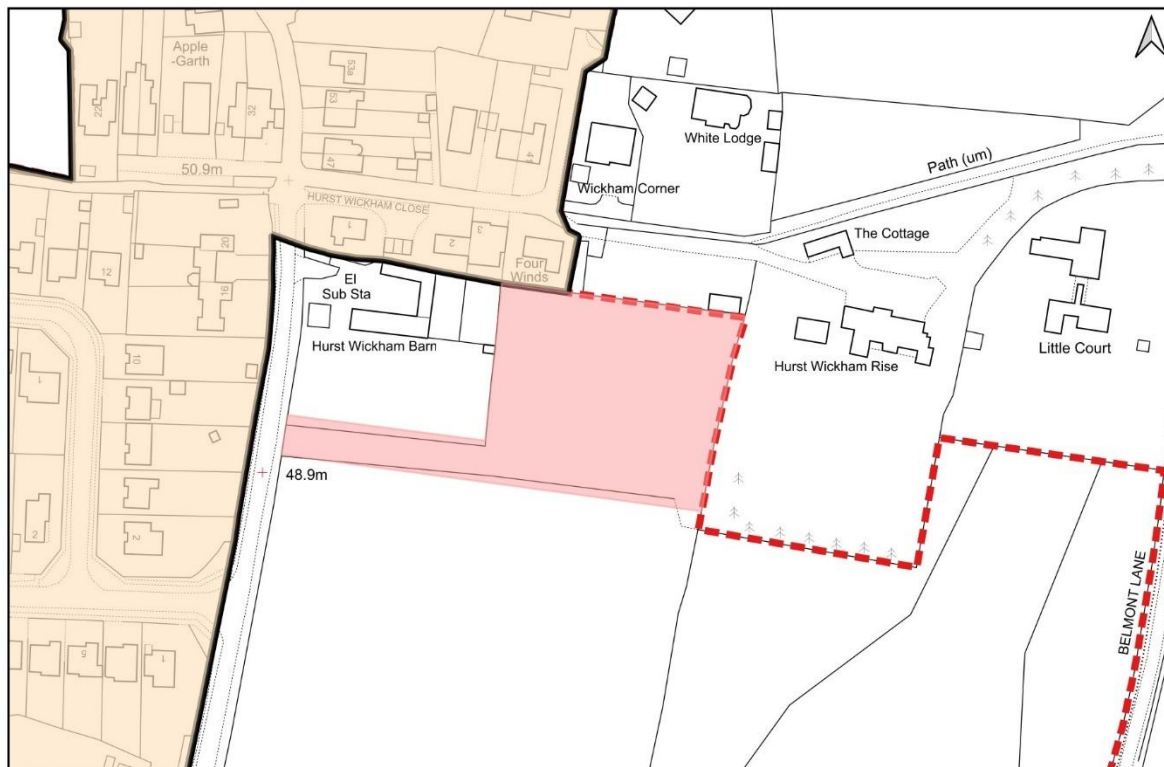
Policy Requirements

1. Provide a suitable access from College Lane.
2. Provision of pedestrian and cycle paths within landscaped green corridors to provide attractive routes within the site and beyond including sites 1172 and 582 to the northwest.
3. Provide a shared use path along College Lane to allow access to bus stops on Wickham Hill and access to College.
4. Provision of cycle connection onto BW8C.
5. Consider the watercourse to the north of the site and the nearby ponds in the site drainage strategy to avoid direct and indirect impacts.
6. Retention of the landscape buffer along the eastern boundary of the site.
7. Address any impacts associated with the soft sand Minerals Consultation Area and Minerals Safeguarding Area.

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

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

Allocation	Housing		
SHELAA:	582	Settlement:	Hurstpierpoint
Gross Site Area (ha):	0.6	Number of Dwellings:	9
Infrastructure		Financial contributions towards the provision of:	
		• Sustainable Transport • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health • Other outdoor provision • Outdoor sports • Parks and Gardens • Play area • Improvements at Hassocks Station	
		Provision of:	
		• Highway works • Sustainable transport measures	



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

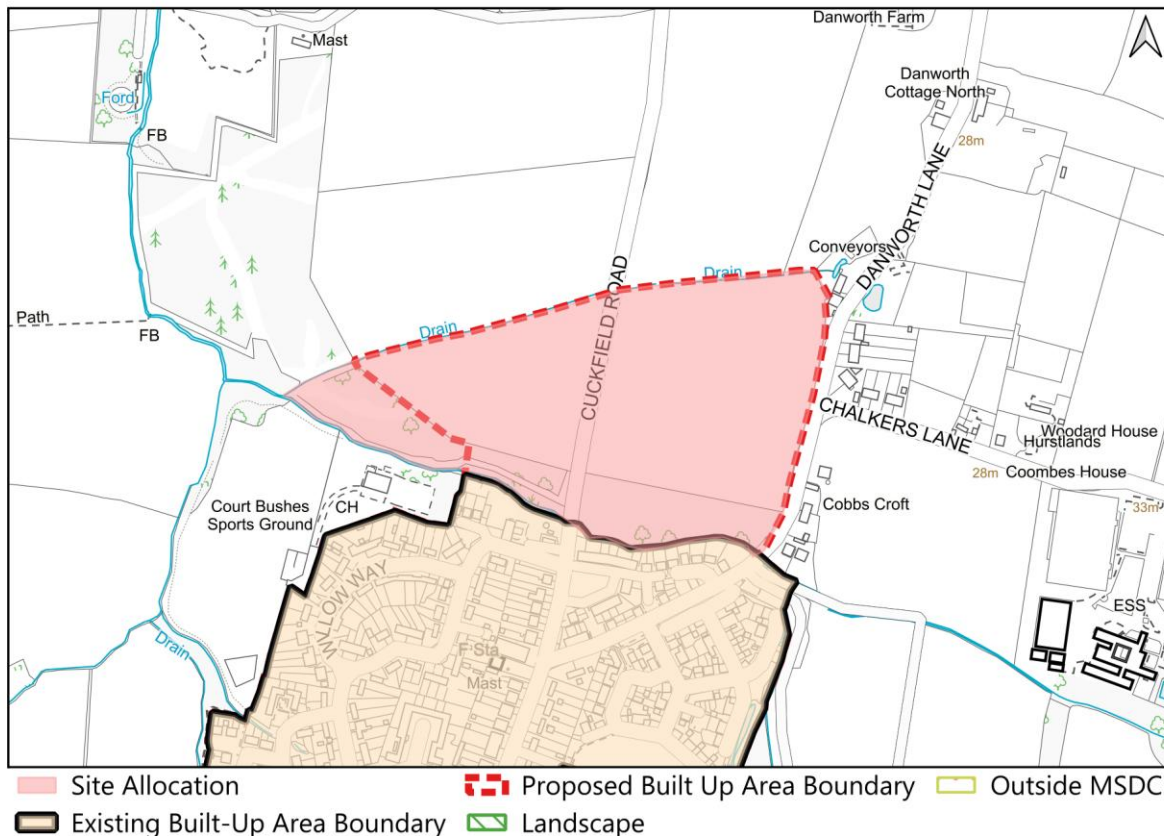
Policy Requirements

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

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

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

Allocation	Housing		
SHELAA:	1075	Settlement:	Hurstpierpoint
Gross Site Area (ha):	10.44	Number of Dwellings:	150
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area	
		Financial contributions towards the provision of:	
		- Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Outdoor sports - Parks and Gardens - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



Policy Requirements

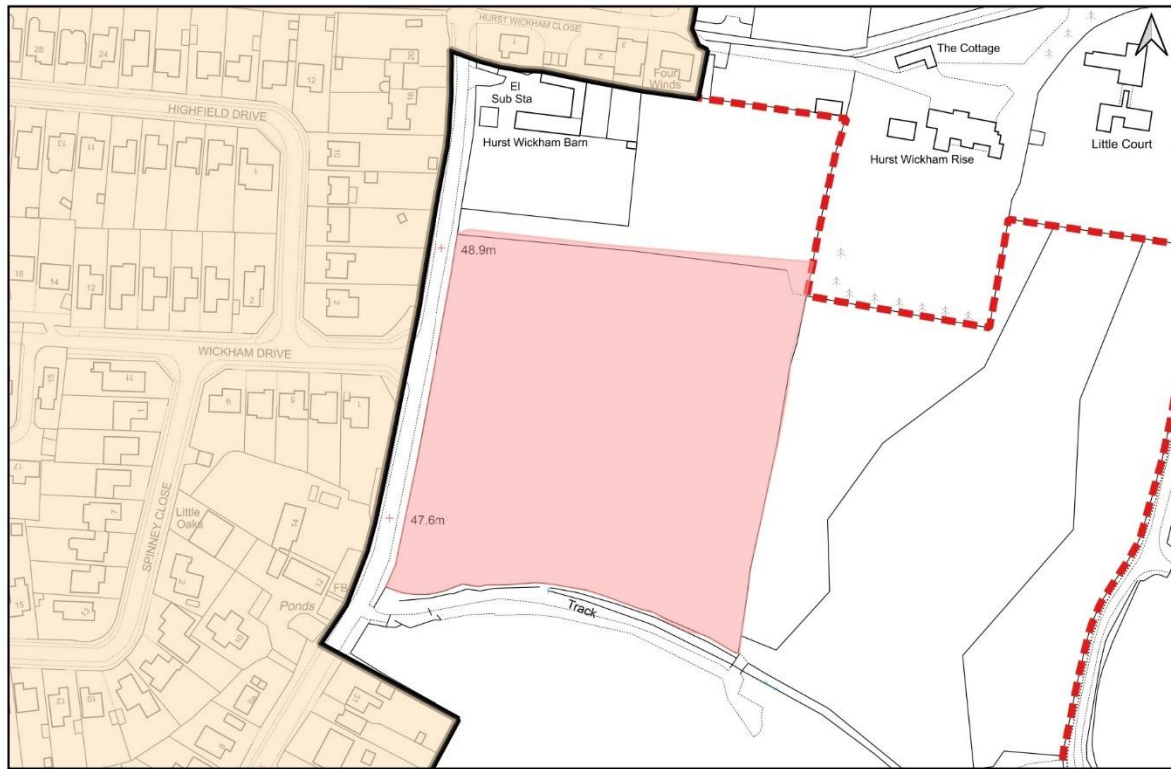
1. Providesuitable access to the site from either side of Cuckfield Road.
2. Thedevelopment will provide a substantial landscape buffer along the northern and north-eastern edgesof the site to minimise the perception of coalescence with Burgess Hill and DPSC1:Land West of Burgess Hill.
3. Create new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

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

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

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

Allocation	Housing		
SHELAA:	1172	Settlement:	Hurstpierpoint
Gross Site Area (ha):	1.87	Number of Dwellings:	35
Infrastructure		On-site:	
		Natural, semi-natural and amenity green space	
		Financial contributions towards the provision of:	
		- Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Outdoor sports - Parks and Gardens - Play area - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures	



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

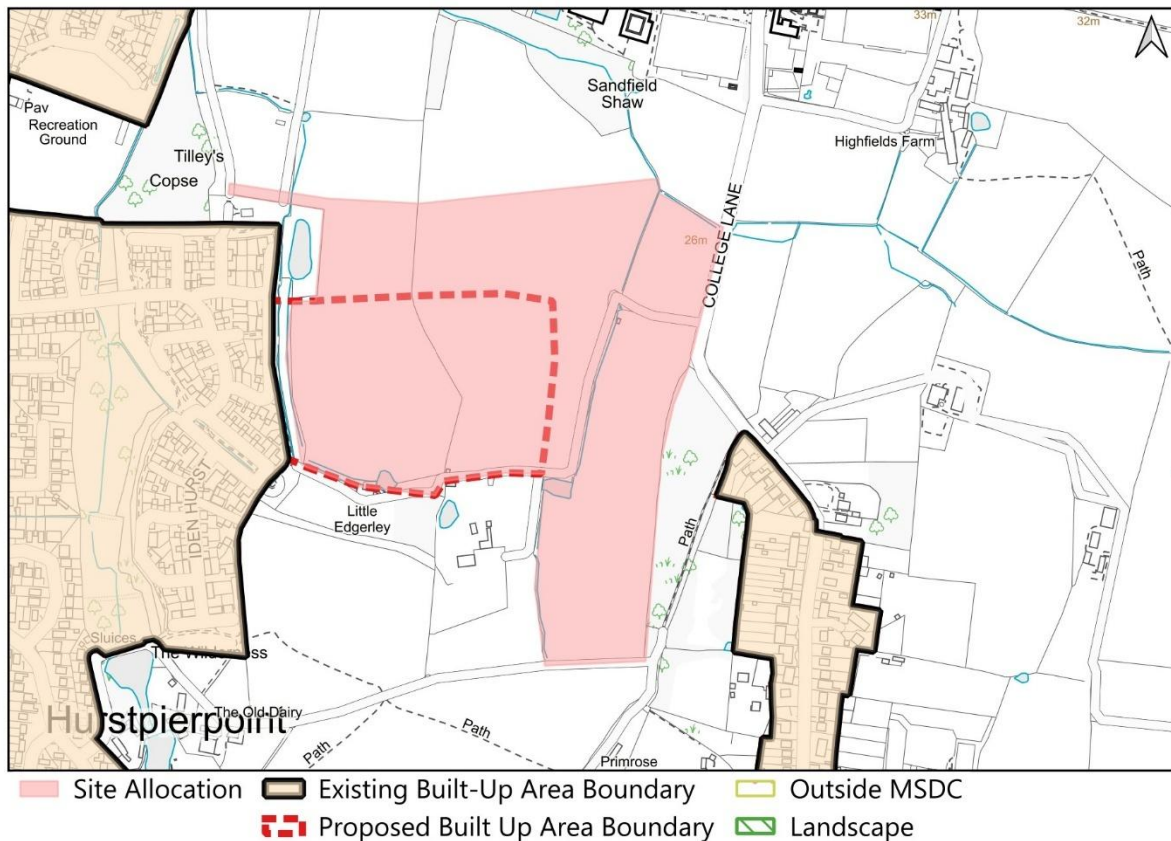
Policy Requirements

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

MM76: Land north east of Hurstpierpoint

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

Allocation	Housing		
SHELAA:	575	Settlement:	Hurstpierpoint
Gross Site Area (ha):	18.7	Number of Dwellings:	150
Infrastructure		On-site:	
		• Natural, semi-natural and amenity green space • Play area • Provision of a trim trail and facilities for young people e.g. skate park	
		Financial contributions towards the provision of:	
		• Sustainable Transport • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health • Other outdoor provision • Outdoor sports • Parks and Gardens • Improvements at Hassocks Station	
		Provision of:	
		• Highway works • Sustainable transport measures	



Policy Requirements

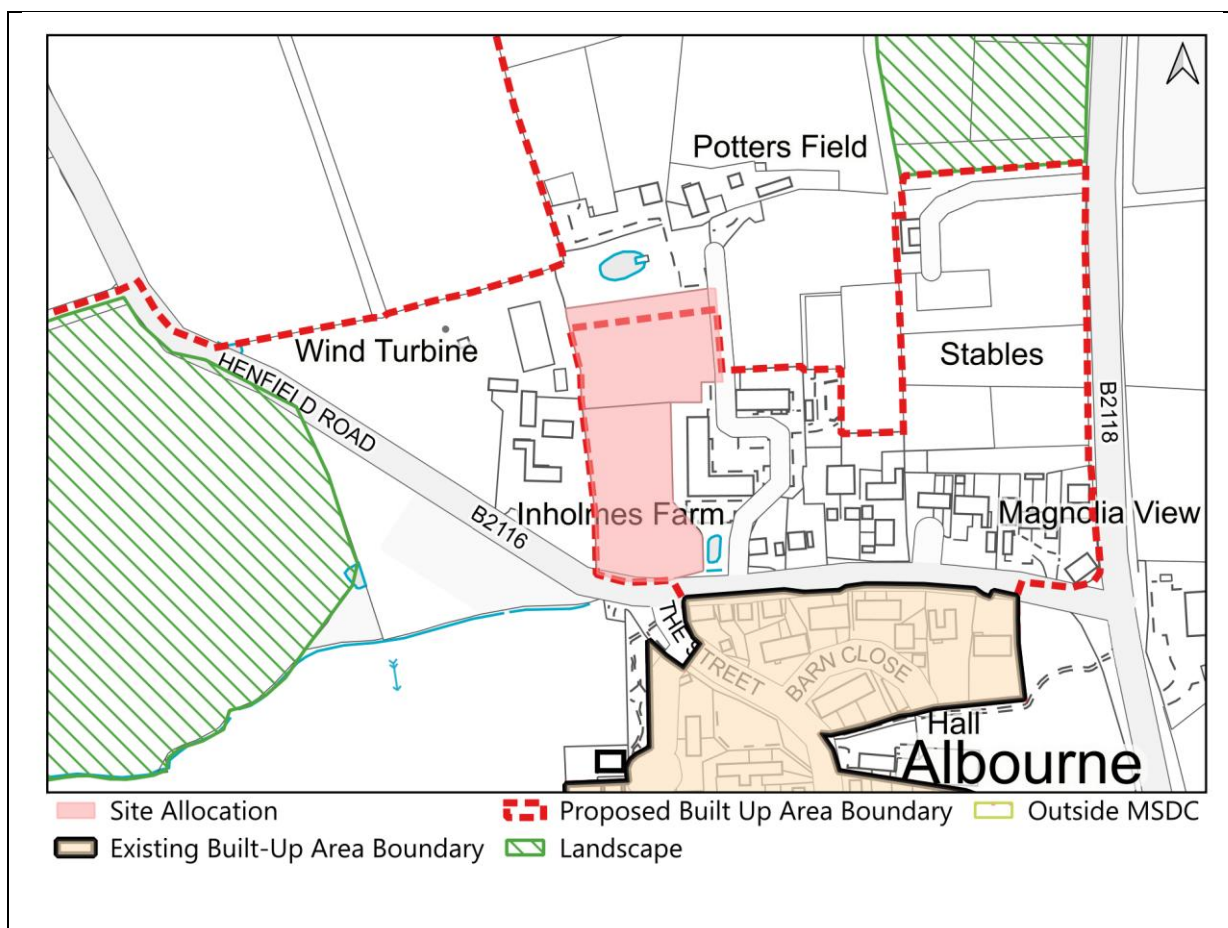
1. Provide a suitable access to the site from Iden Hurst.
2. Significant areas of natural greenspace will be provided on the northern and eastern edges of the site to provide an extension to Hurst Meadows, and improvements to biodiversity, as shown on the policies map.
3. Create and manage permanent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

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

MM79: Land north of Henfield Road, Albourne

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

Allocation	Housing		
SHELAA:	1178	Settlement:	Albourne
Gross Site Area (ha):	0.9	Number of Dwellings:	20
Infrastructure		On-site:	
		Natural, semi-natural and amenity green space	
		Financial contributions towards the provision of: - Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Outdoor sports - Parks and Gardens - Play area - Improvements at Hassocks Station	
		Provision of: - Highway works - Sustainable transport measures	



Policy Requirements

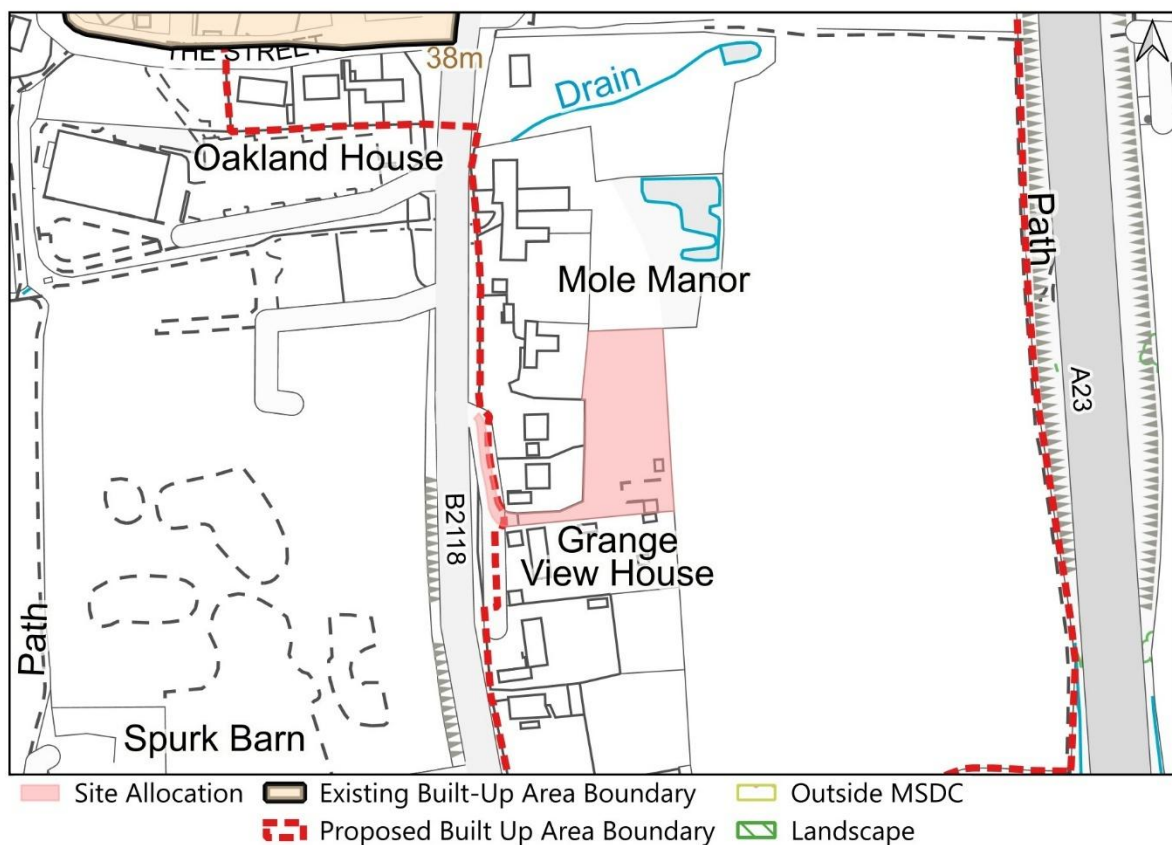
1. Provide a suitable access to the site from Henfield Road.
2. Informed by a Heritage Statement, provide a landscape buffer in the northwest of the site to preserve or enhance the setting of the two Grade II Listed Buildings 'North Pottersfield Cottage' and South Pottersfield Cottage' which lie north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

MM80: Grange View House, London Road, Albourne

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

Allocation	Housing		
SHELAA:	775	Settlement:	Albourne

Gross Site Area (ha):	0.32	Number of Dwellings:	10
Infrastructure		Financial contributions towards the provision of: • Sustainable Transport • Education • Library • Community buildings • Local Community Infrastructure • Emergency services • Health • Other outdoor provision • Outdoor sports • Parks and Gardens • Play area • Improvements at Hassocks Station Provision of: • Highway works • Sustainable transport measures	



Policy Requirements

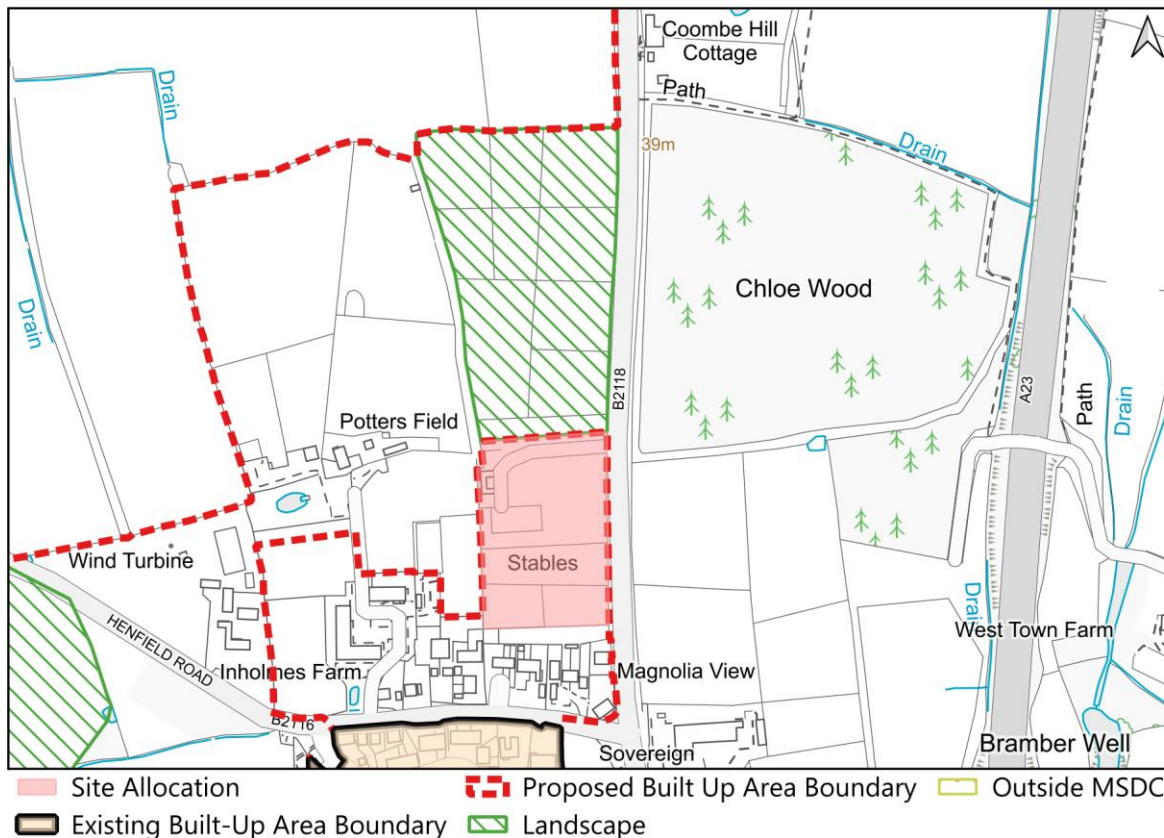
1. Provide a suitable access from London Road.

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

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

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

Allocation	Housing		
SHELAA:	789	Settlement:	Albourne
Gross Site Area (ha):	1.53	Number of Dwellings:	46
Infrastructure		On-site:	
		Natural, semi-natural and amenity green space	
		Financial contributions towards the provision of: - Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Outdoor sports - Parks and Gardens - Play area - Improvements at Hassocks Station	
		Provision of: - Highway works - Sustainable transport measures	



Policy Requirements

1. Provide suitable access to the site from London Road.
2. Informed by a Heritage Statement, provide an appropriate layout and design which preserves or enhances the setting of the nearby Grade II listed buildings 'North Pottersfield Cottage' and 'South Pottersfield Cottage'.
3. Incorporate the public right of way crossing the site in the design and layout of the site including maintaining its current alignment.
4. Provide a footway on the west side of B2118 to access site and improved crossing facilities (island crossings/ traffic light crossing).
5. Retention of the northern parcel (north of the track) for open space and a buffer between the site and DPSC3as shown on the policies map.
6. Address any impacts associated with the Brick Clay (Weald) Minerals Safeguarding Area.

MM82: Land east of London Road, Albourne

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

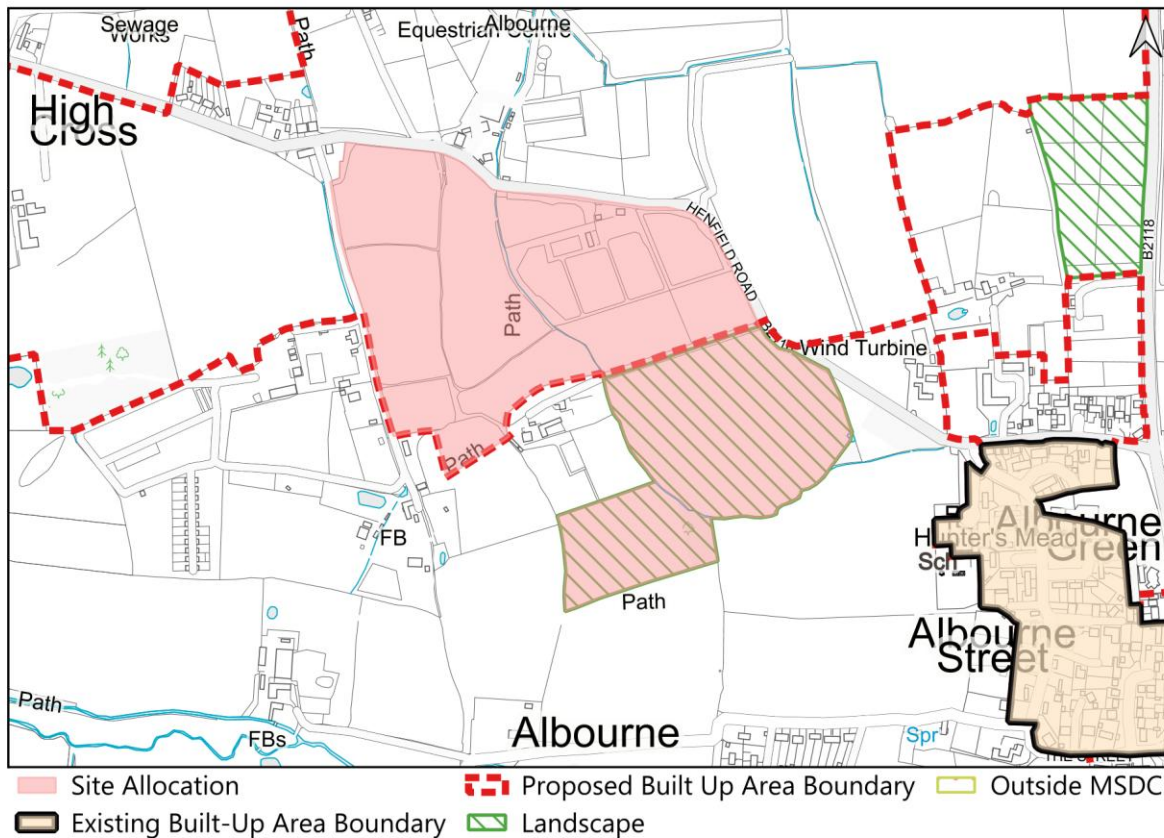
Allocation	Housing		
SHELAA:	1173	Settlement:	Albourne
Gross Site Area (ha):	10.96	Number of Dwellings:	250
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Outdoor sports - Play area - Parks and Gardens	
		Financial contributions towards the provision of:	
		- Sustainable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

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

MM92: West House Farm, Henfield Road, Sayers Common

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

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



Policy Requirements

1. The development will ensure connectivity with DPSC3:Land to the south of Reeds Lane, including phasing of infrastructure, to ensure the site is not an isolated development and is part of the wider site.
2. Provide a suitable access to the site from the north and east along Henfield Road.
3. Provision of a new shared pedestrian and cycle way to the southern side of Henfield Road.
4. Provide additional bus stops south of existing bus stops 4400MS0337 and 4400MS0338.
5. The southern part of the site will remain as public open space, as identified on the policies map, to maintain separation between the site and Albourne, as well as preserving or enhancing the setting of the listed buildings of West House Farm.
6. Prioritise pedestrian and cycle routes throughout the site and connectivity to the existing Public Rights of Way and movement network, as well as DPSC3:Land to the south of Reeds Lane.
7. Improve surface and upgrade footpath ALB-6AL.
8. Improvements required to footpaths FP30AL, 9AL and 13-1AL.
9. Incorporate the public rights of way crossing the site in the design and layout of the site including maintaining current alignment.
10. Provide a boardwalk crossing east to west within the site to cross the watercourse.

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

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

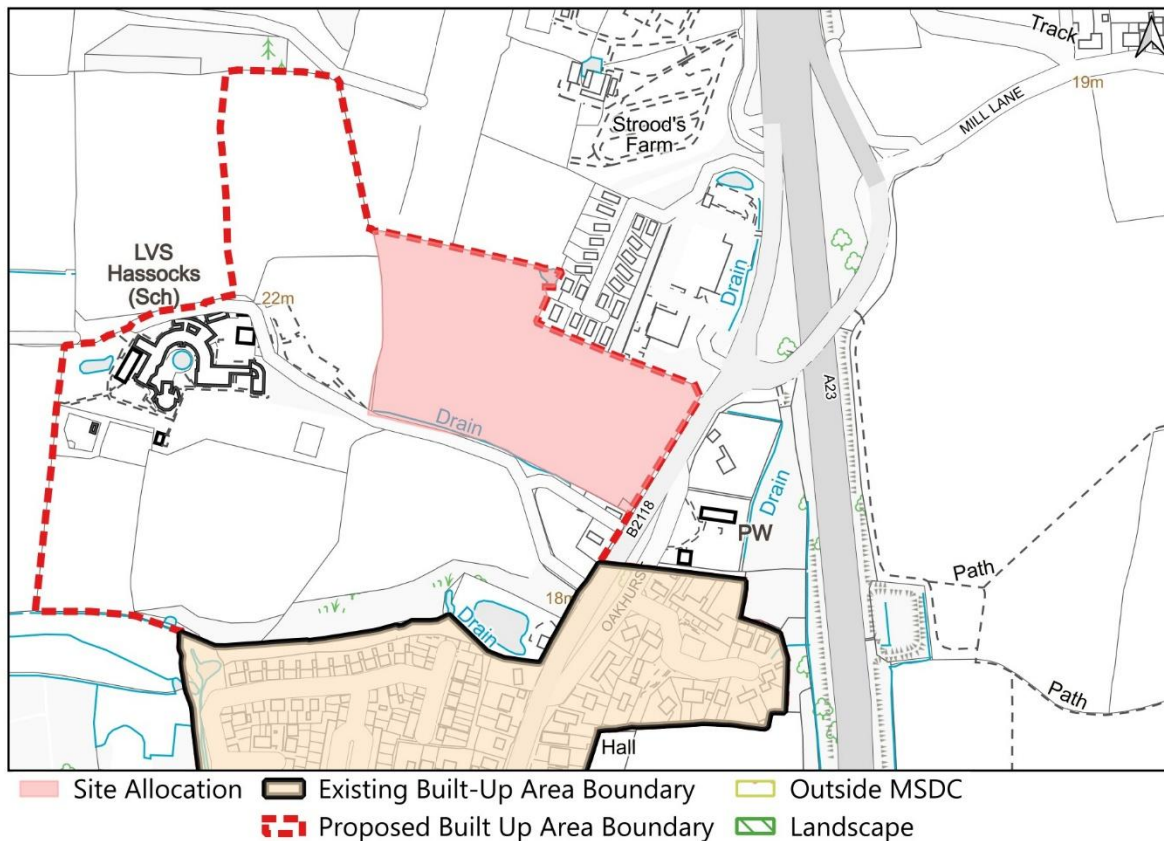
The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

Allocation	Housing		
SHELAA:	786	Settlement:	Sayers Common
Gross Site Area (ha):	3.62	Number of Dwellings:	75
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area	
		Financial contributions towards the provision of:	
		- Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Outdoor sports - Parks and Gardens - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures - Gas reinforcement works	

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

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

Allocation	Housing		
SHELAA:	787	Settlement:	Sayers Common
Gross Site Area (ha):	3.5	Number of Dwellings:	75
Infrastructure		On-site:	
		- Natural, semi-natural and amenity green space - Play area	
		Financial contributions towards the provision of:	
		- Sustainable Transport - Education - Library - Community buildings - Local Community Infrastructure - Emergency services - Health - Other outdoor provision - Outdoor sports - Parks and Gardens - Improvements at Hassocks Station	
		Provision of:	
		- Highway works - Sustainable transport measures - Gas reinforcement works	



Policy Requirements

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