

MSDC response to Action Point AP-001

Action Point AP-001

Council to prepare a note on the status of each the documents published on the Council's Site Allocations Evidence Library webpage (District Plan 2021-2039 Site Allocations Evidence Library - Mid Sussex District Council) which were not prepared by or on behalf of the Council. Each note should set out what elements of the documents the Council agree with and do not agree with.

Summary

- **The information on this webpage has been voluntarily submitted to the Council by site promoters to support the allocation of their site. The exception to this is the Mobility Studies/Strategies for the Significant Sites, which the Council requested to inform more detailed transport modelling.**
- **This information was published on the Council's website for full disclosure; enabling interested parties to understand the site promoters' proposals. This includes published Masterplans, Visions and Technical documents.**
- **The Council has not relied on the information contained within the documents to assess sites (in accordance with the Site Selection Methodology) or in arriving at its decision to propose the sites for allocation.**
- **As a result, the Council has not made any judgements on the content of this information and does not 'agree' or 'not agree' with their content.**
- **The only information the Council has relied on is the Mobility Studies/Strategies. In this case, the Council's consultant, Systra, validated the information before using it to inform the transport modelling. To the extent that the information provided is reflected in the transport modelling, the Council 'agrees' with this information.**
- **Further detailed technical information will be required from the site promoters in support of any planning application. At this point, the Council will formally review and opine on any information put before it.**

Context

1. During the plan-making process, site promoters have provided documents to the Council to support their sites. These documents have not been prepared by or on behalf of the Council. They have been submitted to the Council voluntarily by the site promoters.
2. It would appear that these documents have been submitted to demonstrate (in the site promoters' view) that any potential negative impacts or assessment scores assigned to their site through the site selection process and/or Sustainability Appraisal can be mitigated. In some cases, the documents have

been prepared in response to comments received by stakeholders during formal consultation periods, particularly Regulation 18 stage.

3. The documents have been published to ensure the site allocations process is transparent and that all information is available to stakeholders particularly local communities to assist them in understanding the proposals and to respond to formal consultations. Feedback from stakeholders indicates that this approach has been positively received in assisting them to understand the proposals when making their representations.
4. The Council took the same approach when preparing the Site Allocations DPD which was adopted in 2022.

Publication on the Council's Website

5. Approximately 70 documents have been submitted to the Council by site promoters as part of their representations during Regulation 18 and Regulation 19 consultations or as background work to the promotion of their sites throughout the process to submission.
6. In making this information available online, the Council made the following statement on the website:

“Please note that inclusion of documents on this page and submitted by the site promoter does not necessarily mean that the Council endorses or supports these documents. Technical detail may need to change to reflect policy requirements and in particular, site layout plans may be indicative at this stage.”
7. The intention of this statement is to make clear that the Council is publishing the documents for transparency. Individual site allocation policies in the District Plan require technical documentation to be provided at planning application stage and this requirement remains.
8. This statement ensures stakeholders are aware that the Council is not endorsing the documents – in relation to the allocation of the site in the District Plan, or should site promoters decide to rely on this information in support of any planning application.

Documents – Status

9. The Council notes the NPPF requirement (paragraph 31) for Local Plans to be underpinned by relevant and up-to-date evidence. It is also conscious that the quantum and detail of evidence at the plan making stage differs from that required to support a planning application.

10. As requested by the Inspector, the Council has reviewed the status of the documents submitted during the plan-making process and published on the Site Allocations web page. It has identified that the documents fall into three categories:
 - Vision Documents and Masterplans
 - Mobility Studies / Strategies
 - Technical Documents

Vision Documents and Masterplans

11. Site promoters have voluntarily submitted draft Vision Documents and Masterplans during the plan-making process. Whilst these provide stakeholders with an opportunity to view indicative layouts and approximate locations for on-site infrastructure, they are only illustrative.
12. Policy DPSC GEN sets out the following requirement for sustainable community sites DPSC1 – DPSC3:

“Progress in accordance with an allocation-wide Masterplan, Design Code, Infrastructure Delivery Strategy and Phasing Plan which will have been submitted to and approved by the local planning authority. Each planning application should be determined in accordance with these documents. The Masterplan must be informed by a community engagement exercise and must consider relationships with existing settlements and other Site Allocations in order to ensure all future development is integrated with the existing community. The Infrastructure Delivery Strategy must demonstrate how the infrastructure will be delivered in a timely manner to meet the needs of the new community and to mitigate impacts of the development on the existing community.”
13. It makes clear that the Council expects a masterplan to be developed, submitted and approved by the local planning authority, prior to any planning application being determined. This is clearly set out in the in supporting text to policies DPSC1 – DPSC3 in the Plan (see pages 163, 167 and 171 of the submitted District Plan).
14. **The documents submitted to-date, do not meet the policy requires in DSPC GEN. The Council does not endorse the content of these documents. The Council has treated these submissions as illustrative only and a demonstration that on-site infrastructure requirements could theoretically be accommodated on-site. They should not be considered as a substitute for the allocation-wide Masterplan, Design Code, Infrastructure Delivery Strategy and Phasing Plan required by policy DPSC GEN which will need to be formally approved by the Council at application stage.**
15. Masterplans and vision documents prepared for sites other than DPSC1-DPSC3 have been published for transparency and for illustrative purposes only.

Mobility Studies / Strategies

16. To support the Council's Transport Study evidence, promoters of the sustainable community sites DPSC1 – DPSC3 were asked to prepare mobility studies/strategies. The purpose of these is to set out potential options for sustainable transport and to maximise choice for a range of travel modes, i.e. modal shift away from the private car. This is in accordance with the NPPF (paragraphs 104 and 112).
17. At the request of the Council, the mobility studies/strategies were prepared and subsequently shared with West Sussex County Council (the highways authority), National Highways, and the Council's transport consultants Systra. These bodies scrutinised the content and used it to inform assumptions in respect to sustainable transport within the transport modelling.
18. **These documents have informed the plan-making process. The findings of the studies have been scrutinised by the relevant bodies and used to inform the Council's transport evidence base. The Council therefore agrees with the content insofar as it has informed the transport modelling for plan-making purposes.**

Technical Documents

19. Site promoters have provided a range of technical studies to support the promotion of their sites. These include:
 - Highways and Transport technical notes
 - Arboricultural impact assessments
 - Landscape evidence, including Landscape and Visual Impact Assessments (LVIA)
 - Flood Risk Assessments
 - Ecology Assessments
 - Heritage Assessments
20. These documents have been provided voluntarily by site promoters at the plan-making stage. Dependent on policy and planning application validation requirements, documents such as these would be required to support any planning application. They are not required to support an allocation at the plan making stage.
21. The Council has published its Site Selection conclusions, Sustainability Appraisal and responses to formal consultations. Site promoters have therefore been able to see where the Council predicts potential neutral or negative impacts, and any site-specific concerns raised by stakeholders. As a result, they have submitted these documents to reassure the Council that these impacts are capable of being mitigated.

22. These submissions are surplus to the Council's requirements for plan making since the Council through its site selection work has already concluded that any negative impacts were capable of mitigation at the planning application stage. Had any 'showstoppers' been identified the site would have been rejected during the site selection process and therefore not proposed for allocation.
- 23. The Council has not relied on the information contained within the documents to assess sites (in accordance with the Site Selection Methodology) or in arriving at its decision to propose the sites for allocation. As a result, the Council has not made any judgements on the content of this information and does not 'agree' or 'not agree' with their content.**
24. The documents should not be considered a substitute for the documents required at application stage, and in publishing the documents, the Council has not reached any conclusions on their validity or findings.
25. During the determination of planning applications, any required technical evidence is subject to considerable scrutiny by a range of the Council's experts and subject to consultation with stakeholders such as West Sussex Highways, National Highways, Natural England, Historic England and Environment Agency. The decision maker at that time will determine the weight they give to such evidence. The documents provided by site promoters at the plan-making stage have not been reviewed by statutory consultees since the Council has not relied on this information on deciding to propose sites for allocation.
- 26. The Council has not used these documents to inform the submitted District Plan. They have been published for transparency purposes only. The Council therefore does not endorse the content of the technical documents.**
27. The table below sets out all the documents in the Site Allocation Evidence library the Council's position.

Appendix 1: Status of Documents on the Site Allocations Evidence Webpage

Document	Purpose/ Source	Status
DPSC1: Land to the west of Burgess Hill and North of Hurstpierpoint		
Vision Document (December 2023)	To support the promotion of the site allocation	Demonstrates the ability to incorporate the infrastructure requirements set out in DPSC GEN and DPSC1. Council does not approve this as the 'agreed' Masterplan referred to in Policy DPSC GEN. Content not agreed by Council
Mobility Strategy (October 2024)	To support the promotion of the site allocation	Previous iteration informed the Transport Study with respect to modal shift/active travel percentages achievable for this site. Inputs to transport modelling agreed as fit-for-purpose by WSCC/National Highways. Content agreed by Council for plan-making purposes.
DPSC2: Land at Crabbet Park		
Vision Document (October 2022)	To support the promotion of the site allocation	Demonstrates the ability to incorporate the infrastructure requirements set out in DPSC GEN and DPSC2. Council does not approve this as the 'agreed' Masterplan referred to in Policy DPSC GEN. Content not agreed by Council
Highways and Transport Note (November 2022)	To support the promotion of the site allocation	Demonstrates potential options for sustainable transport and informed the Transport Study with respect to modal

Document	Purpose/ Source	Status
		shift/active travel percentages achievable for this site. Inputs to transport modelling agreed as fit-for-purpose by WSCC/National Highways. Content agreed by Council for plan-making purposes.
DPSC3: Land to the South of Reeds Lane, Sayers Common		
Vision Document (November 2022)	To support the promotion of the site allocation	Demonstrates the ability to incorporate the infrastructure requirements set out in DPSC GEN and DPSC3. Council does not approve this as the 'agreed' Masterplan referred to in Policy DPSC GEN. Content not agreed by Council
Mobility Strategy (October 2024)	To support the promotion of the site allocation	Demonstrates potential options for sustainable transport and informed the Transport Study with respect to modal shift/active travel percentages achievable for this site. Inputs to transport modelling agreed as fit-for-purpose by WSCC/National Highways. Content agreed by Council for plan-making purposes.
DPSC4: Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common		
Arboricultural Impact Assessment (November 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter's view, development on the site would be

Document	Purpose/ Source	Status
		<p>acceptable in arboricultural terms. Has not informed Site Selection or Policy Requirements for DPSC4. Will require further scrutiny at Planning Application stage.</p> <p>Content not agreed by Council</p>
<p>Flood Risk Assessment and Drainage Strategy (November 2023)</p>	<p>To support the Regulation 19 representation and promotion of the site allocation</p>	<p>Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, development on the site would be acceptable in flood risk terms. Has not informed Site Selection process. Policy Requirement related to Flood Risk included in DPSC4. Will require further scrutiny at Planning Application stage.</p> <p>Content not agreed by Council</p>
<p>Highway Appraisal Technical Note (November 2023)</p>	<p>To support the Regulation 19 representation and promotion of the site allocation</p>	<p>Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, suitable and safe access would be achievable. Council does not dispute this but will require further scrutiny at Planning Application stage.</p> <p>Content not agreed by Council</p>
<p>Landscape and Visual Appraisal (September 2023)</p>	<p>To support the Regulation 19 representation and promotion of the site allocation</p>	<p>Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, the site is acceptable in landscape terms.</p>

Document	Purpose/ Source	Status
		Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Preliminary Ecological Appraisal (November 2022)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter’s view, the site is acceptable in ecology terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Site Location Plan (August 2023)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates the ability to incorporate the infrastructure requirements set out in DPSC GEN and DPSC3. Council does not approve this as the ‘agreed’ Masterplan referred to in Policy DPSC GEN. Content not agreed by Council
DPSC5: Land at Coombe Farm, London Road, Sayers Common		
Vision Document (December 2022)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates the ability to accommodate proposed yield on site and proposed footpaths/cycle links as required in DPSC5. Council does not approve this layout for planning application purposes. Content not agreed by Council
Indicative Masterplan (December 2022)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates the ability to accommodate proposed yield on site and proposed footpaths/cycle links as required in DPSC5.

Document	Purpose/ Source	Status
		Council does not approve this layout for planning application purposes. Content not agreed by Council
Biodiversity Net Gain Assessment (December 2022)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter’s view, the site is acceptable in biodiversity terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Covering Letter (October 2023)	To support the promotion of the site allocation	Published for transparency.
Covering Letter (December 2023)	To support the Regulation 19 representation and promotion of the site allocation	Published for transparency.
Developer Questionnaire (December 2022)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter’s view, the site is acceptable in deliverability terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Ecological Walkover (December 2022)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter’s view, the site is acceptable in ecology terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council

Document	Purpose/ Source	Status
Heritage Assessment (February 2021)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter’s view, the site is acceptable in Heritage terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Response to site information request (September 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, the site is acceptable in deliverability terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
DPSC6: Land to the west of Kings Business Centre, Reeds Lane, Sayers Common		
Landscape and Visual Appraisal (November 2019)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter’s view, the site is acceptable in landscape terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Site Layout Plan with Neighbouring Site (January 2024)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates connectivity with adjoining site. Council does not approve this layout for planning application purposes. Content not agreed by Council

Document	Purpose/ Source	Status
Site Layout Plan (January 2024)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates the ability to accommodate proposed yield on site and proposed connectivity as required in DPSC6. Council does not approve this layout for planning application purposes. Content not agreed by Council
Vision Document (November 2023)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates the ability to accommodate proposed yield on site and proposed connectivity as required in DPSC6. Council does not approve this layout for planning application purposes. Content not agreed by Council
WSSC HA pre-app response (August 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in highway terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
DPSC7: Land at LVS Hassocks, London Road, Sayers Common		
Initial Masterplan (November 2022)	To support the promotion of the site allocation	Demonstrates the ability to accommodate proposed yield on site and proposed connectivity as required in DPSC7. Council does not approve this layout for planning application purposes. Content not agreed by Council

Document	Purpose/ Source	Status
Allocation Report (October 2023)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates the ability to accommodate proposed yield on site and proposed connectivity as required in DPSC7. Council does not approve this layout for planning application purposes. Content not agreed by Council
Constraints Plan (October 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in constraints terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Flood Risk Assessment and Drainage Strategy (August 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in flooding terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Landscape and Visual Appraisal (September 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in landscape terms. Council does not dispute this but will

Document	Purpose/ Source	Status
		<p>require further scrutiny at Planning Application stage. Content not agreed by Council</p>
Masterplan (October 2023)	To support the Regulation 19 representation and promotion of the site allocation	<p>Demonstrates the ability to accommodate proposed yield on site and proposed connectivity as required in DPSC7. Council does not approve this layout for planning application purposes. Content not agreed by Council</p>
Proposed Land Use Plan (October 2023)	To support the Regulation 19 representation and promotion of the site allocation	<p>Demonstrates the ability to accommodate proposed yield on site and proposed connectivity as required in DPSC7. Council does not approve this layout for planning application purposes. Content not agreed by Council</p>
Transport Strategy (August 2023)	To support the Regulation 19 representation and promotion of the site allocation	<p>Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in highway terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council</p>
Tree Survey and Constraints Report (July 2023)	To support the Regulation 19 representation and promotion of the site allocation	<p>Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in arboricultural terms. Council does not dispute this but will</p>

Document	Purpose/ Source	Status
		require further scrutiny at Planning Application stage. Content not agreed by Council
DPA1: Batchelors Farm, Keymer Road, Burgess Hill		
DM/19/3334 planning application documents (November 2022)	Ease of reference to view relevant supporting documents to a previous planning application.	Published for completeness.
Letter (December 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Content not agreed by Council
DPA2: Land south of Apple Tree Close, Janes Lane, Burgess Hill		
No documents published		
DPA3: Burgess Hill Station, Burgess Hill		
Frequently Asked Questions for DPH7 (November 2022)	Council prepared document to assist in answering questions regarding DPA3 (previously DPH7) and DPA3a.	Published to assist stakeholders during consultation. Due to its purpose, has not influenced the Plan. Council agrees with its content.
DPA4: Land off West Hoathly Road, East Grinstead		
Feasibility Masterplan (August 2022)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates the ability to accommodate proposed yield and incorporate the infrastructure requirements set out in DPA4. Content not agreed by Council
Heritage Desk Based Assessment (November 2023)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in heritage terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council

Document	Purpose/ Source	Status
Landscape and Visual Overview (December 2023)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in landscape terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Tree Constraints Plan (March 2022)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in arboricultural terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Tree Survey (March 2022)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in arboricultural terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Vision Document (December 2023)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates the ability to accommodate proposed yield and incorporate the infrastructure requirements set out in DPA4. Content not agreed by Council
DPA5: Land at Hurstwood Lane, Haywards Heath		
No documents published		
DPA6: Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath		
No documents published		
DPA7: Land east of Borde Hill Lane, Haywards Heath		
No documents published		

Document	Purpose/ Source	Status
DPA8: Orchards Shopping Centre, Haywards Heath		
Haywards Heath Town Centre Masterplan SPD (2021)	Ease of reference to view relevant SPD	Site has been allocated as was identified as an Opportunity Area for residential development in the adopted Masterplan. Adopted by the Council so agree with its content entirely.
DPA9: Land to west of Turners Hill Road, Crawley Down		
Access Strategy and WSCC comments (November 2022)	To support the promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in access terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Transport Strategy (May 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter's view, that the site is acceptable in transport terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Vision Document (December 2022)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates the ability to accommodate proposed yield and incorporate the infrastructure requirements set out in DPA9. Content not agreed by Council
DPA10: Hurst Farm, Turners Hill Road, Crawley Down		
Vision Document (November 2019)	To support the promotion of the site allocation	Demonstrates the ability to accommodate proposed yield and incorporate the

Document	Purpose/ Source	Status
		<p>infrastructure requirements set out in DPA10.</p> <p>Content not agreed by Council</p>
Heritage Statement (June 2019)	To support the Regulation 19 representation and promotion of the site allocation	<p>Provides evidence that, in the promoter’s view, that the site is acceptable in heritage terms. Council does not dispute this but will require further scrutiny at Planning Application stage.</p> <p>Content not agreed by Council</p>
Interim Ecology Note (August 2023)	To support the Regulation 19 representation and promotion of the site allocation	<p>Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in ecology terms. Council does not dispute this but will require further scrutiny at Planning Application stage.</p> <p>Content not agreed by Council</p>
Vision Document (January 2020)	To support the Regulation 19 representation and promotion of the site allocation	<p>Demonstrates the ability to accommodate proposed yield and incorporate the infrastructure requirements set out in DPA10.</p> <p>Content not agreed by Council</p>
DPA11: Land rear of 2 Hurst Road, Hassocks		
Transport Technical Note (April 2019)	To support the promotion of the site allocation	<p>Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in highways terms. Council does not dispute this but will</p>

Document	Purpose/ Source	Status
		require further scrutiny at Planning Application stage. Content not agreed by Council
DPA12: Land west of Kemps, Hurstpierpoint		
Vision Document (February 2021)	To support the promotion of the site allocation	Demonstrates the ability to accommodate proposed yield and incorporate the infrastructure requirements set out in DPA12. Content not agreed by Council
DPA13: The Paddocks, Lewes Road, Ashurst Wood		
Vision Document (December 2022)	To support the promotion of the site allocation	Demonstrates the ability to accommodate proposed yield and incorporate the infrastructure requirements set out in DPA13. Content not agreed by Council
DPA14: Land at Foxhole Farm, Bolney		
Masterplan (November 2022)	To support the promotion of the site allocation	Demonstrates the ability to accommodate proposed yield and incorporate the infrastructure requirements set out in DPA14. Content not agreed by Council
Transport Note Update (November 2022)	To support the promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in access terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council

Document	Purpose/ Source	Status
Access Strategy (July 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in access terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Ecological Feasibility Appraisal (June 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in ecology terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Landscape and Heritage Strategy (December 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in landscape and heritage terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Sustainable Accessibility (July 2023)	To support the Regulation 19 representation and promotion of the site allocation	Prepared in response to representations received at Regulation 18. Provides evidence that, in the promoter’s view, that the site is acceptable in sustainable travel

Document	Purpose/ Source	Status
		and accessibility terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Vision Document (December 2022)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates the ability to accommodate proposed yield and incorporate the infrastructure requirements set out in DPA14. Content not agreed by Council
DPA15: Ham Lane Farm House, Ham Lane, Scaynes Hill		
No documents published		
DPA16: Land at Ansty Fields and rear of Challoners, Ansty		
No documents published		
DPA17: Land to the west of Marwick Close, Bolney Road, Ansty		
Transport Technical Note (November 2021)	To support the promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in access terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Air Quality Constraints Assessment (September 2023)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in air quality terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council

Document	Purpose/ Source	Status
Archaeological Desk Based Assessment (November 2023)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in archaeological terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Built Heritage Assessment (November 2023)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in heritage terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Landscape and Visual Overview (October 2023)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in landscape terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Noise Assessment (October 2023)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in acoustics terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Tree Constraints Plan (January 2022)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in arboricultural terms. Council does not

Document	Purpose/ Source	Status
		dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Tree Survey Schedule (January 2022)	To support the Regulation 19 representation and promotion of the site allocation	Provides evidence that, in the promoter's view, that the site is acceptable in arboricultural terms. Council does not dispute this but will require further scrutiny at Planning Application stage. Content not agreed by Council
Vision Document (December 2023)	To support the Regulation 19 representation and promotion of the site allocation	Demonstrates the ability to accommodate proposed yield and incorporate the infrastructure requirements set out in DPA17. Content not agreed by Council
DPA18: Land at Byanda, Hassocks		
No documents published [note this site has achieved Planning Permission]		
DPA19: Land at Hyde Lodge, Handcross		
No documents published		