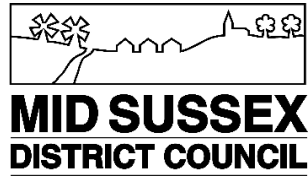


## Appendix A



### *Mid Sussex Local Development Framework – Planning for the Future*

# Mid Sussex Core Strategy

Draft



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**Foreword**

*To be prepared prior to the document being considered by Council.*

## **1.0 Introduction to the Mid Sussex Local Development Framework and the Core Strategy**

### **Introduction to Local Development Frameworks**

- 1.1 Under the planning system introduced by the Planning and Compulsory Purchase Act 2004, the Development Plan for this area comprises:
- the South East Plan, which is the Regional Spatial Strategy for the region; and,
  - the Mid Sussex Local Development Framework. The Local Development Framework is a 'folder' containing a collection of Local Development Documents that set out the spatial plan for Mid Sussex. This includes those policies in the Mid Sussex Local Plan that have been 'saved' until they are replaced by policies in new documents.
- 1.2 The contents of the Local Development Framework will change and be updated regularly as individual Local Development Documents are reviewed or as new ones are added as circumstances change. The 'Local Development Scheme' is a public 'project plan' that sets out which documents will be produced in Mid Sussex over the next three years.
- 1.3 The 'Statement of Community Involvement', adopted in April 2006, sets out how the District Council will involve the community in the preparation of the Local Development Framework. The methods used, and the parts of the community to be involved will vary according to the type of document and the area that it covers.
- 1.4 The Council monitors the production of Local Development Documents and other relevant planning indicators through an Annual Monitoring Report. The Annual Monitoring Report is published by 31<sup>st</sup> December of each year for the previous financial year (i.e. 1<sup>st</sup> April – 31<sup>st</sup> March).
- 1.5 A Sustainability Appraisal, incorporating a Strategic Environmental Assessment, will accompany each of the Development Plan Documents. The Sustainability Appraisal will be undertaken to inform the production of the document so that the options being considered can be assessed in terms of their impact on social, economic and environmental objectives.
- 1.6 Further information about the procedures for Local Development Frameworks can be found by accessing the website of the Department of Communities and Local Government at [www.communities.gov.uk](http://www.communities.gov.uk)

### **The Mid Sussex Core Strategy**

- 1.7 The Mid Sussex Core Strategy is a key document in the Local Development Framework. Once adopted, it will provide the framework and context for all subsequent Local Development Documents and their policies. It has been prepared in general conformity with the adopted South East Plan, which is the regional spatial strategy for the area.
- 1.8 The first stage in preparing the Core Strategy was to engage stakeholders in establishing the issues and options for the area. At the same stage a Scoping Report was prepared for the Sustainability Appraisal, the preparation of which also included involvement by the stakeholders. Details of this community engagement are set out in Appendix 2.
- 1.9 The outcomes from this engagement, information from the evidence base and the appraisal of different policy options, were all used to develop proposals for the Core Strategy, which were set out in a Pre-Submission document. The Core Strategy Pre-Submission Document and accompanying Sustainability Appraisal Report were consulted upon in February and

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March 2008. Representations made on these documents were identified and responded to in a series of Topic Papers. The content of these Topic Papers, along with further engagement with key stakeholders, additional evidence base work and the content of national and regional planning policy, have been used to inform this Core Strategy Proposed Submission Document. The general public and all other stakeholders will be able to comment on this document and the accompanying Sustainability Appraisal Report.

- 1.10 All representations made on this document will be summarised by the District Council and sent to the Secretary of State at the same time the Core Strategy is formally submitted for a subsequent Examination in Public. The examination of the Core Strategy will be conducted by an independent Inspector and will consider whether the document is 'sound', or not. In making this decision the Inspector will issue the District Council with a binding report. Providing the document is found to be 'sound', the Core Strategy will be adopted by the District Council in late 2010.

## 2.0 Characteristics of Mid Sussex

### Geographic Characteristics

- 2.1 Mid Sussex is located within the County of West Sussex. It lies on the eastern edge of the County and shares boundaries with the Lewes and Wealden Districts in East Sussex to the east, Tandridge District in Surrey to the north, the city of Brighton and Hove to the south, Horsham District to the west and Crawley Borough to the north-west. Mid Sussex covers an area of some 33,400 hectares (approximately 128 square miles) and includes the three main towns of East Grinstead, Burgess Hill and Haywards Heath, set within a predominantly rural area with scattered villages and hamlets.
- 2.2 The A23 corridor runs north-south through the District, west of the three towns, via Pyecombe, Sayers Common, Bolney, Hickstead and Pease Pottage. It connects to the A27 east-west route south of Pyecombe. The A272 is an east-west route, running from Winchester to Hadlow Down in East Sussex. It passes through Bolney, Cuckfield, Haywards Heath and Scaynes Hill. In the north of the District the A264 east-west route goes from Crawley to Tunbridge Wells, connecting with the A22 north-south route at East Grinstead. Generally speaking the north-south routes within the District are of better quality than the east-west routes.
- 2.3 The London-Brighton railway line runs through Hassocks, Burgess Hill, Haywards Heath and Balcombe, connecting to the Eastbourne line at Wivelsfield station in Burgess Hill. East Grinstead is rail-linked northwards to London via East Croydon, but has no southerly railway link. There is also a small branch line from Haywards Heath to Ardingly, but this is only used by goods trains servicing an aggregates processing plant in Ardingly.
- 2.4 To the north and west of Mid Sussex lies the regional centre of Crawley and London Gatwick Airport. The proximity of this major airport is an important influence on the District, attracting businesses, residents and visitors to the area.

### Demographic Characteristics

- 2.5 Mid Sussex has a population of approximately 130,300 (mid-2007 figure) and 53,437 homes. In 1981 the population was 112,941 and the number of homes 40,417. This represents an increase of 15% in population and 32% in number of homes over the last 26 years. This growth is due to decreasing household sizes, the District's popularity as a place to live and its convenient location as a commuting zone for both London and the Brighton coast. 60% of the current population live in the three main towns, with the remaining 40% living in the smaller villages and rural areas. The District has a reasonably balanced population in terms of age and gender, although there are fewer young adults between the ages of 20 and 35 compared to the national average and more 40-60 and over 60 year olds than the national average. More demographic information about the District can be found in background documents.

### Economic Characteristics

- 2.6 Mid Sussex has a relatively healthy economy and is the best performing District in the County in terms of business formation, survival rates and enterprise. The District has a high economic activity rate, which at around 83% is higher than the rate for the County, Region and England as a whole. Unemployment in Mid Sussex is the lowest in the County at 1.3% (November 2008). However, while still relatively low, this unemployment figure has increased significantly since June 2008, when the unemployment rate was 0.7%. This is seen as a reflection of the current global credit crisis, which is also having an adverse impact on the economy of Mid Sussex in general. The main sources of employment in the area are centred on the service sector, including banking and finance, distribution, public administration, education and health. Manufacturing remains an important sector in Mid

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Sussex and includes a number of 'high tech' industries at the forefront of modern technology. Although now employing only a relatively small number of people, agriculture remains an important part of the rural economy and has also been a major influence in shaping the landscape. There are over 4,800 VAT-based enterprises in Mid Sussex, and the actual number of businesses of all types is estimated to be over 5,000. 86% of Mid Sussex businesses employ 10 people or fewer. The larger companies account for 76% of the workforce. Stakeholders have raised concerns over the quality of office space available, particularly in the town centres.

- 2.7 Mid Sussex has one of the highest property and rent prices in the county. For example, the price of flats rose by 151% between 1997 and 2002 and the average house price in Mid Sussex in July – September 2008 was £306,301. However, earnings have not kept pace with these increases with Mid Sussex experiencing a reduction in average weekly earnings from 1999-2005. This has a significant impact on local people's ability to remain within their communities and on employers' ability to find and retain younger staff in general and key workers in particular.
- 2.8 Compared to the national average Mid Sussex has a high level of car ownership, with 43% of households having access to one car and a further 33% with access to two. The proportion of households in Mid Sussex that do not have access to a motor vehicle is much less than the national average (approximately 14% compared to 27%). However, those members of the community who do not have access to a car are likely to be at more of a disadvantage because of the rural nature of the District and the uneven provision of public transport.
- 2.9 Around 65% of jobs in Mid Sussex are filled by people living in the District. This compares to only 54% of residents who have a job who are employed in the District. Mid Sussex is an important source of labour for other locations. Although the disparity between those commuting into and out of the District is gradually decreasing there is still a net outflow from the District of approximately 10,700 commuters.
- 2.10 The economic buoyancy of the District is due in some part to its proximity to Gatwick Airport, and this is recognised by the inclusion of most of the District within the Gatwick Diamond in the Regional Economic Strategy, and the Gatwick Sub-region in the South East Plan.

### **Social Characteristics**

- 2.11 Mid Sussex is one of the least deprived areas in England when measured against national statistics. However, this is not the whole story. Some residents find it difficult to access the benefits enjoyed by others and there are some communities within Mid Sussex that do not enjoy the same level of prosperity as most.
- 2.12 The Mid Sussex population is generally healthier than the national average. Overall 94% of the Mid Sussex population classed their health as good or fairly good compared to a national average of 91%. 13.5% of the population of Mid Sussex has been defined as having a limiting long-term illness, compared with 17.9% national average. This represents 8.6% of the working age population compared with a national average of 13.3%.
- 2.13 A Private Sector Stock Conditions Survey was carried out by Fordham Research Ltd in 2007, and is available on the Council's website.
- 2.14 There is growing demand for the provision of childcare within the District. Census data indicates that there are 12,116 people in Mid Sussex who provide unpaid care and of these 1,636 provide unpaid care of 50 hours or more a week.

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- 2.15 The provision of youth facilities is important and the Council provides facilities such as skateboarding areas and basketball courts in local parks and open spaces. The Council along with West Sussex County Council also run youth clubs and youth centres that are an important resource for young people. The draft Better Young Lives 2009-2012 youth strategy sets out how the Council aims to work with young people to improve services and address issues of concern. The Sustainable Community Strategy 2008-2018 also encourages young people to participate in their community in a positive way.

### **Cultural Characteristics**

- 2.16 Situated between London and the coastal fringe, Mid Sussex has a number of high-class historic houses and gardens, including Nymans and Wakehurst Place with its unique Millennium Seed Bank (which attracts some 426,000 visitors per annum). The Bluebell Steam Railway, which currently runs from Sheffield Park to Kingscote, is another big attraction, and work is well advanced to extend the line to East Grinstead with longer term plans to extend the line to Ardingly. There are also some significant events which take place such as the London to Brighton Bike ride, which passes through the District, and the South of England Show, which is held in Ardingly. Currently, some 3.4 million people per annum visit the area and this may increase with the proposed designation of the South Downs as a National Park.
- 2.17 The District is relatively active in terms of leisure and recreation with major leisure facilities (including sports halls and swimming pools) provided by the Council in its three main towns and recreational sports grounds in most of the villages. There are also a number of privately operated sports and fitness facilities such as gyms and golf courses. In addition there are a significant number of outdoor sports facilities (for football, rugby, cricket and tennis etc), particularly in the north of the District, which are operated by voluntary clubs. [Despite this, it is acknowledged that in certain parts of the District, such as the eastern side of Burgess Hill, there is a deficit in the current provision of sports facilities.](#) The recent national Active People survey places Mid Sussex in the top quartile with nearly 26% of over 16 year olds participating in 30 minutes of moderate intensity exercise at least 3 times per week. In addition 71% of those interviewed expressed satisfaction with their local sports provision. Volunteering in sport is the highest in the County with one in thirteen spending at least one hour a week volunteering.
- 2.18 Mid Sussex District benefits from nearly 600 km of public Rights of Way, which is a valuable resource to both residents and visitors, encouraging people to be active and healthy whilst exploring the countryside. Various long-distance paths cross Mid Sussex including the South Downs Way, the High Weald Landscape Trail and the Sussex Border Path. There are also areas of open access land in Mid Sussex, as designated by the CROW Act 2000, that contribute to the network of open space and give people greater freedom to explore the outdoors on foot.

### **Environmental Characteristics**

- 2.19 The District benefits from a high quality and attractive environment. The three national character areas within the District are the High Weald, the Low Weald and the South Downs. A Landscape Character Assessment for Mid Sussex was prepared in November 2005 and identifies ten distinct character areas and contains specific land management and planning guidelines for each area. A Landscape Capacity Study was carried out in 2007, which builds on the work of the Landscape Character Assessment, and specifically looks at the ability of the Mid Sussex landscape around the towns and larger villages to accommodate strategic development.
- 2.20 ~~60.58%~~ of the District [is covered by nationally protected landscape designations](#)~~lies within~~ [Areas Of Outstanding Natural Beauty \(AONBs\)](#), with parts of the ~~South~~[South](#)~~Downs~~ [National Park](#)~~AONB~~ and High Weald AONB falling in Mid Sussex. The High Weald is

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characterised by dispersed settlements; ancient route ways; many small ancient woods; gills and shaws; and small irregularly shaped and productive fields with agriculture shaping the character of the area. All are set within a deeply incised and ridge landform of clays and sandstones. The Sussex Downs offer some of the most spectacular and evocative landscapes in Southern England - sweeping chalk lands, precipitous scarp slopes, ridged sandstone uplands and intimate clay vales. It is a protected landscape of diversity and contrast, and it has been proposed that the area be designated as a National Park.

- 2.21 The District also contains 13 Sites of Special Scientific Interest, 50 Sites of Nature Conservation Importance, and 5 Local Nature Reserves. The landscape contains significant and varied areas of remaining semi-natural habitat that are of major importance to nature conservation. The presence and distribution of these habitats is influenced by geology and landform. They include varied woodland types, hedgerows, chalk, neutral and dry acid grassland and meadowland, lowland heathland, standing freshwaters, marsh arable field margins and a variety of urban habitats.
- 2.22 Mid Sussex is the tenth most wooded district in the South East, with nearly two thirds of its woodland currently classified as ancient. Ancient woodland covers 16% of the District's area, making woodland an important ecological resource and landscape characteristic of the District. A revised Ancient Woodland Inventory for Mid Sussex was completed in February 2007. This survey updated the original inventory and included for the first time woodland less than 2 hectares in size.
- 2.23 Water quality is an environmental issue for Mid Sussex District, both for surface waters and the numerous aquifers within the District, particularly in the South Downs area. In 2006, 75% of assessed river stretches within the District were compliant with their River Quality Objectives (RQOs). Despite this, it is recognised that both ground and surface waters face threats from over-abstraction and pollution.
- 2.24 The Strategic Flood Risk Assessment 2008 showed that the risk of fluvial flooding in Mid Sussex is relatively low, particularly when compared to neighbouring authorities. Approximately 9 km<sup>2</sup> of the District (2.7% of the total land area) is at a high risk of fluvial flooding. There is, however, a need for careful planning to avoid exacerbating the flood risk downstream (that is, on the watercourses that continue into neighbouring authorities) and to ensure that areas of the District that currently experience problems with surface water drainage do not have these problems exacerbated.

### **Historical Characteristics**

- 2.25 The District is rich in heritage, which contributes to the unique character and identity of Mid Sussex. There are over 1,000 Listed Buildings within the District. The majority are Grade II with approximately 50 Grade II\* and 20 Grade I. There are currently 36 Conservation Areas ranging from the historic town centre of East Grinstead through to parts of the smaller villages and settlements. There are over 1100 known archaeological sites and finds of interest of which 25 are Scheduled Ancient Monuments. A special feature of the District is its historic parks and gardens. There are nine Registered Parks and Gardens of Special Historic Interest in Mid Sussex and a large number unregistered but which appear on the West Sussex County Council's Sites and Monuments records.
- 2.26 A number of recent studies have been carried out to identify and protect the heritage of the District and the Council has embarked on a programme of Conservation Area Appraisals in order to clearly identify what qualities make these areas special and how these areas can be preserved and enhanced. Extensive Urban Survey Reports have been prepared for the three towns and for Cuckfield and Lindfield. These are part of a programme that examines 41 towns across Sussex and provides an historic character assessment for each town. Historic Landscape Character information has also been prepared for the District as part of

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the Sussex Historic Landscape Characterisation (HLC) Project. A digital map of the historic landscape of the District has been prepared, supported by a database of historic attributes.

### 3.0 Issues, Problems and Challenges for Mid Sussex

3.1 This Core Strategy is about managing change in the best interests of the District and the community and, in particular, accommodating development allocated by the South East Plan for the period up to 2026. The following key issues and challenges have been drawn out from the Mid Sussex Sustainable Community Strategy as well as the early engagement and formal consultation on the Core Strategy:

- a) **The need to protect and enhance an attractive and healthy built and natural environment that supports sustainable lifestyles and manages the causes and impacts of climate change**
- b) **The need to provide the amount, mix and tenure of housing in the right place to contribute towards the creation of cohesive and safe communities**
- c) **The need to support a healthy and vibrant economy by revitalising the town centres, protecting and improving existing employment areas and providing new employment areas**
- d) **The need to ensure that new development is accompanied by necessary and timely infrastructure to build sustainable communities**
- e) **The need to support and enhance rural communities; and in particular to provide affordable housing for local people.**

a) The need to protect and enhance an attractive and healthy built and natural environment that supports sustainable lifestyles and manages the causes and impacts of climate change

3.2 The attractive rural environment and the character of the towns and villages in Mid Sussex are highly valued. Managing development in a way that maintains and enhances the quality of countryside and the settlements will be a challenge. A key issue will be the need to maintain separation between settlements to protect their identity and to prevent coalescence. The gap between Haywards Heath and Burgess Hill is especially narrow, and any development proposals within this area will need careful consideration in view of the development pressures on both towns.

3.3 The District Council is keen to ensure that the built-up areas are visually contained and that the countryside is easily accessible from the main settlement areas. Work has been undertaken on the creation of green corridors in the main towns, particularly in Burgess Hill and Haywards Heath, through the involvement of conservation volunteers and the setting up of Local Nature Reserves. [In the case of Burgess Hill, a Green Circle Network has been established.](#) In East Grinstead opportunities for development of green spaces on the western side have been identified and corridors such as the Worth Way are crucial to that provision.

3.4 The need to create and maintain an attractive and healthy environment is also important for the biodiversity of Mid Sussex. A key challenge for the District Council will be to manage development so as to ensure that the biodiversity of the District is protected and enhanced wherever possible. This will include creating enhanced habitats to support biodiversity, [contributing to a wider network of habitats](#)~~which will include the creation of an enhanced network of habitats.~~

3.5 A number of the District's Town and Parish Councils have identified a need for additional or higher quality paths and cycleways in their areas. These paths and cycleways should, where possible, be multi-use as well as being suitable for leisure and recreation purposes,

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in addition to utility purposes. There is also a need to promote greater access to the countryside by sustainable forms of transport.

- 3.6 Addressing the causes and impacts of climate change is a global and national issue, and the Core Strategy will not repeat national or regional policies. However, decisions made on the location and nature of new development in Mid Sussex will need to take account of carbon emission impacts, and avoid areas that will be vulnerable to flood risk now and in the future. A key challenge for Mid Sussex will be to reduce its current [carbon ecological](#) footprint whilst accommodating increased growth.

b) The need to provide the amount, mix and tenure of housing in the right place to contribute towards the creation of cohesive and safe communities

- 3.7 An important aspect of the housing provision is ensuring that the mix of housing matches the needs of the District. *This paragraph will be added to once the findings of the Strategic Housing Market Assessment have been established.*
- 3.8 Mid Sussex has an increasing number of older people living longer and staying in their own homes, thus not releasing properties onto the housing market. Based on current forecasts, the proportion of the population of Mid Sussex who are over 65 will increase from 16.9% to 20.3% by 2016 and up to 24.2% by 2029 – an increase of 43%. This represents a further 11,600 people over the age of 65 who are likely to be living in the District by 2029. Furthermore, the so-called 'older old', or over 85 age group, who are much more likely to have significant support needs, is set to almost double from the current 2.3% of the population up to 4.1% in 2029 – a projected increase of 2,500 people. Currently, there are 3.5 under 65-year olds for every over 65 year old in Mid Sussex – by 2028 this will have reduced to just over 2. Moreover, 61% of women aged 75 or over in Mid Sussex are living on their own.
- 3.9 There are also pressures from families splitting up and needing two 'family' homes. The high housing prices in this area cause considerable difficulties for younger people trying to buy properties and for those families who need to move into larger properties. Achieving a balanced housing supply, that is flexible enough to meet the needs of all age groups and mobility, is thus a very important aspect of the Mid Sussex Core Strategy.
- 3.10 For the first time a similar accommodation assessment to the Housing Needs Survey has been carried out for Gypsies and Travellers in the District. This Assessment was also carried out by David Couttie Associates, and was commissioned by Mid Sussex District Council, West Sussex County Council and the other District and Borough Councils in West Sussex (with the exception of Chichester District, who carried out their own Assessment). Whilst the Gypsy and Traveller population in Mid Sussex is a very small proportion of the overall population, they are a vulnerable ethnic minority who face significant problems in finding secure and suitable accommodation. The outcomes of this Assessment were used as evidence for the South East England Regional Assembly's draft Partial Review of the South East Plan, which identified the number of pitches that each District needs to provide. The Partial Review is expected to be finalised summer 2010. The Core Strategy includes a policy in line with the content of the draft Partial Review.
- 3.11 With significant housing growth earmarked for Mid Sussex it will be an important challenge to ensure that this housing is built in a way to encourage people to take pride in their neighbourhoods. To achieve this will require careful design to ensure that low-level crime is not encouraged and that the new developments will lead to a strong sense of identity and civic pride.

c) The need to support a healthy and vibrant economy by revitalising the town centres, protecting and improving existing employment areas and providing new employment areas

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- 3.12 Another important aspect of the spatial strategy for the District is the revitalisation of the three town centres in order to improve the quality of life and prosperity of the whole District (known as the 'Better Mid Sussex Project'). Mid Sussex, in conjunction with its Development Partner, Thornfield Properties has produced Town Centre Masterplans for the three towns, and these have now been adopted as Supplementary Planning Documents. The Masterplans set out a vision and a series of more detailed objectives for each of the three town centres; outline site specific proposals; and identify short, medium and long-term development opportunities. If the town centres are to be attractive throughout the whole of the day, and their revitalisation is going to be sustainable, it will be important that they incorporate a mix of uses where people can live, shop, work and enjoy leisure opportunities. It will also be critical that there are good communications links into and within the towns.
- 3.13 The District currently enjoys a relatively healthy economy and low unemployment. The attractive countryside and proximity to Gatwick are important attractors to the continued economic development of this area. The District is also a key part of the 'Gatwick Diamond', an area of business excellence and international business importance. The District Council has adopted the 'Gatwick Diamond Economic Strategy' (January 2007), which seeks to develop still further its status as a world class internationally recognised business location. The Council wishes to ensure continued sustainable economic growth in Mid Sussex whilst at the same time protecting and enhancing the amenities and environment of the District. To ensure economic growth it will be important to retain and attract high value added businesses to Mid Sussex and to work in partnership with other bodies to improve workforce skills and match them with those required by local businesses. The majority of new employment floorspace should be located in and around the main towns, so that it is linked to existing and new housing and infrastructure. The District Council will also seek to reduce the level of out-commuting to locations outside Mid Sussex. Opportunities to redevelop existing employment areas so that they can provide more appropriate and more intensively used employment floorspace should be maximised, and the Core Strategy will identify those areas that could most benefit from this approach. Some employment floorspace should also be provided within villages and rural areas to support the rural economy and reduce commuting.

### d) The need to ensure that new development is accompanied by necessary and timely infrastructure to build sustainable communities

- 3.14 A fundamental concern of the Core Strategy is the need to improve movement around the District, including improvements to the existing road network and the provision of new, high quality and high frequency, bus services. Although the Council cannot directly influence the Highways Agency in the delivery of the trunk road improvements, it will continue to press for these, especially A/M23 junction improvements and the Handcross/Warninglid section of the A23. Through developer funding, in association with new development, the Council will directly influence the provision of new roads and wider transport packages. The Council will also take every opportunity to press the Government for funding for public transport, improvements to the existing road network, new road building where necessary and other transport infrastructure.
- 3.15 Ease of movement and parking for those who need to use their cars is important to revitalising the town centres and assisting the economy of Mid Sussex generally. However, an important aim of the Core Strategy is to reduce dependency on the car and to ensure that people can make choices about their mode of transport. This will require significant improvements to public transport, both bus and rail services. The further development of cycle routes will also be sought. In some of these cases the Council has limited ability to directly influence services. However, it will continue to work with the County Council and, through Section 106 legal agreements, seek contributions towards bus services from developers.

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- 3.16 Across the District there is an acknowledged deficit in service and community infrastructure. Additional investment will be required to meet the demands that will be placed upon all services by new residents, employees and visitors to the District. The Council will continue to work with the utility companies to seek improved levels of their service provision in the District. This will include working with Southern Water and Thames Water, to secure improvements in the sewerage infrastructure in the District, and South East Water to ensure that the demand for water in the District can be met. With regards to meeting the demand for water, a twin-track approach will be implemented. This will involve demand management (i.e. higher standards of water efficiency and reducing leakage) and the provision of new strategic resources. With regards to the provision of new strategic resources, the Council supports the implementation of Clay Hill reservoir.
- 3.17 Where necessary, the Council will require and plan for new social, education (including library provision) and health infrastructure to meet growing needs, and will work with the relevant authorities to help enable new facilities to be provided. The shortage of doctors and dentists is particularly acute in Burgess Hill and East Grinstead and the Council is working with the Primary Care Trust to explore opportunities to address these problems across the District. Hospital provision is a particular issue in this part of the South East, and the District Council has led the lobbying to Government for the retention of key services at the Princess Royal Hospital at Haywards Heath.
- 3.18 The need and standards for open space and leisure facilities have in the past been assessed through use of the National Playing Fields Association 'Six Acre Standard'. Whilst these have been very effective over recent decades in highlighting deficiencies in provision, Planning Policy Guidance 17 requires local planning authorities to adopt their own local standards. The Council's 'PPG17 Assessment of Open Space, Sport and Recreation' (2007) identifies new local standards and key areas of deficiency in open space and sports/play provision based upon accessibility, quality and quantity, and the Core Strategy will need to promote this new approach.
- e) The need to support rural communities and provide affordable housing for local people
- 3.19 The Government's Planning Policy Statement 7: 'Sustainable Development in Rural Areas' (PPS7) emphasises that planning policies within Local Development Documents should facilitate and promote sustainable patterns of development and sustainable communities in rural areas. In addition, local planning authorities should be aware of the circumstances, needs and priorities of the rural communities and businesses in their area, and of the interdependence between urban and rural areas.
- 3.20 Mid Sussex is predominantly rural in nature and the needs of rural communities are an issue that the Council must address in this Core Strategy. Government planning policy is seeking to achieve sustainable rural communities to ensure that local services and facilities are maintained. Rural development directed towards local service centres, and those rural communities that have a specific identified need, is required to sustain rural communities whose needs would not otherwise be met through the application of usual sustainability criteria for the distribution of development.
- 3.21 Rural towns and smaller villages play a key role in Mid Sussex and provide local service centres and attractive locations for many residents in the District. Issues of housing affordability and social exclusion are not exclusive to more urban settlements and are equally if not more problematic in rural communities. The affordability of housing and access to services has long been identified as essential to the vitality and sustainability of rural communities. Rural housing need and access to services must be addressed as many low-income to middle-income rural families find themselves confronted with a lack of affordable, available housing with limited access to services. These are also crucial to the quality of life of many members of rural communities and to the socially inclusive character of the countryside.

- 3.22 The need to sustain the villages and smaller settlements in Mid Sussex has been identified through Housing Needs Surveys and also Parish Plans. The Rural Issues Background Paper, which has been prepared a part of the evidence base for the Core Strategy, has examined how these villages and smaller settlements can be sustained. Although the District's villages and small settlements are diverse in character, they face many similar challenges. The Core Strategy's vision is to ensure that the varied character and outstanding natural environment of the District's rural areas is maintained whilst remaining a viable place to live and work. The provision of rural services and facilities and affordable housing for local people are key issues.

### **Strategic Planning Objectives**

- 3.23 In the light of the characteristics of Mid Sussex and the issues, problems and challenges described above, a number of strategic planning objectives are set out below. The role of the Mid Sussex Local Development Framework, of which the Core Strategy forms an integral part, will be to achieve these objectives over the coming years.

**Locational Objective:** to maximise opportunities for re-using previously developed land in urban areas and to plan for new development in the most sustainable locations.

**Environmental Objective:** to protect and enhance;

- the landscape character of the area, especially those areas specially designated for their landscape quality such as the South Downs [National Park](#) AONB and the High Weald AONB;
- the biodiversity of the area and the connections for and between these, in particular the priority habitats and species identified as being important to Sussex in the Biodiversity Action Plan;
- the local distinctiveness of Mid Sussex; in particular its settlement pattern and its varied and historic character; and
- the natural resources and rural economy of Mid Sussex.

**Economic Objective:** to ensure continued sustainable economic growth in Mid Sussex by;

- retaining and attracting high value-added businesses to Mid Sussex;
- working in partnership with other bodies to improve workforce skills and match them with those required by local businesses;
- encouraging sustainable tourism which contributes to the local economy and promotes the attractiveness of Mid Sussex as a place to visit;
- delivering attractive, vibrant and competitive town centres that meet the economic, social and cultural aspirations of the community; which are well designed using distinctive modern architecture and providing high quality public spaces; and
- securing a range of sustainable shopping opportunities that improve the vitality of the District's town centres, enabling them to complement each other and to better compete with the larger regional centres; and to enable the villages to provide essential services to rural areas.

**Social Objective:** to deliver the homes and accommodation required by the South East Plan and its Partial Review; and to ensure that a suitable mix of size, type, tenure and affordability of housing is achieved to meet the needs of the area, and to promote social inclusion.

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**Infrastructure Objective:** to ensure that new development is supported by necessary, appropriate and timely infrastructure provision to benefit both the development and the wider community of Mid Sussex. This provision should include:

- facilities and services that assist in addressing existing infrastructure deficiencies within Mid Sussex; and
- appropriately located and designed community facilities and public services, including those provided by the voluntary sector; to improve access to health facilities; to enable increased support for older people and to ensure that facilities and services are accessible to everyone who needs them.

**Transport Objective:** to promote a choice of ways to access new development; to promote alternative modes of transport to the private car; to improve provision for walking and cycling; to enhance the existing transport network; to improve public transport capacity and infrastructure; to improve the visual appearance and functionality of the District's railway stations, and to promote the efficient and safe movement of traffic within and through the District.

**Climate Change Objective:** to ensure that the District reduces locally contributing causes of climate change as well as ensuring that development adapts to its impacts, including the avoidance of development within areas of flood risk, both now and in the future, and ensuring that climate change impacts on biodiversity habitats and species are minimised.

**Cultural Objective:** to encourage healthy, fulfilled and balanced lifestyles by securing the provision of an appropriately located range of facilities and open spaces for cultural and recreational facilities, both formal and informal, to meet the diverse needs of the community throughout the District.

**Design Objective:** to promote high quality design, materials, construction, and safe, legible layouts that embody sustainability principles; to create an attractive and functional public realm; and to provide inclusive access for all; so that new development adds to the distinctive character and quality of Mid Sussex.

## 4.0 The Spatial Vision for Mid Sussex

- 4.1 The Core Strategy needs to be clear about what it is trying to achieve so that it can incorporate appropriate strategies and policies, and measure its success. This chapter sets out a 'vision' of how the District will look in 2026 if the Core Strategy is successful. This vision has been influenced by the characteristics of Mid Sussex and the issues, problems and challenges that the District faces, as set out in the previous two chapters. This vision has been developed closely with the vision and priority themes in the Mid Sussex Sustainable Community Strategy. The vision is set out below:

### The Vision

***Mid Sussex in 2026 will be a thriving and attractive District, a desirable place to live, work and visit.***

***Four priority themes underpin this vision:***

- ***Protecting and enhancing the Environment***
- ***Economic Vitality***
- ***Cohesive and Safe Communities***
- ***Healthy Lifestyles.***

***The character of the built and natural environment will be protected and enhanced, with clear gaps retained between the settlements. The infrastructure of the District will be significantly improved, particularly transport links, as will services and facilities for residents, workers and visitors. First class cultural and sporting facilities will be in place helping to contribute towards healthy lifestyles for those who live in, as well as visit the District. New development will be energy and water efficient and the District's overall carbon footprint will be significantly lower than now.***

***Sufficient new homes, to meet the requirements of the South East Plan, will have been built to ensure good quality living accommodation that contributes towards cohesive and safe communities. Employment and housing growth will have been balanced to reduce the need for commuting journeys and to enhance the economic vitality of the District. The District's three town centres will have been improved and will be vibrant attractive areas, better equipped to serve their surrounding communities and to compete successfully with larger regional centres.***

- 4.2 This vision is about place shaping. It is about reconciling the development pressures on the District with the needs and aspirations of those who live and work in Mid Sussex and those who visit parts of the District.
- 4.3 The Vision and aims, as identified below, also take account of discussions and consultations held with a range of stakeholders during the production of the Core Strategy as well as the Sustainable Community Strategy. This includes discussions with representatives from the three towns, which all have or are in the process of preparing their own Vision for their town, and representatives of the villages and rural communities, many of whom have Parish Plans that identify a number of aims for their community.
- 4.4 The following points set out a range of aims to be delivered through this Core Strategy, working in partnership with the community, service providers, public agencies and developer interests.
- 4.5 By 2026 we will expect to see:

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- The existing settlement pattern retained, where new development in and around the towns and villages has enhanced their distinctive character, including the historic buildings, and retained clear gaps between the settlements;
- Thriving, attractive towns where businesses want to be located, which people want to come to, which are easy to get to by bus, train or car and where people feel safe to move around in during the day times and the evenings;
- Attractive, sustainable villages with a range of local facilities to serve local needs, to include local shops, a primary school, local medical facilities and a village hall;
- A vibrant rural area, where the protection of the landscape and biodiversity habitats is combined with support for the rural economy and the livelihoods of the agricultural community and others who manage the countryside;
- Access to the countryside of Mid Sussex maintained and enhanced with an extended and improved public rights of way network;
- An enhanced network of biodiversity habitats that aid in the movement of wildlife between habitats;
- High quality new development that has created attractive and useful places, including public squares, parks and informal recreation areas, and that has enhanced the distinctive character of Mid Sussex;
- New development that has encouraged a diverse and inclusive community, that provides for a mix of income groups, takes account of the existing, aging population and ensures that young families are able to live in the District to be near their extended family support network or job opportunities;
- Improved and increased employment opportunities so that people who live in Mid Sussex can also choose to work in the District, and hence reduce commuting to work journeys. By maximising opportunities for sustainable economic growth Mid Sussex will have contributed to achieving the vision of the Gatwick Diamond to become a world-class, internationally recognised business location achieving sustainable prosperity;
- Local health centres with sufficient doctors and dentists to serve all residents and major hospital facilities at Princess Royal Hospital retained and enhanced;
- Enhanced education provision within the District, particularly at sixth form level and beyond, where such need has been identified;
- Major cultural centres across the District to serve the residents of each of the towns and their surrounding areas. These centres should include sports, leisure, arts and recreational facilities and should be of a high quality sub-regional standing. Funding for these will have been provided through private and public investment;
- An effective and efficient rail service, which has benefited from investment by the rail companies into the infrastructure and services, and provides trains with sufficient capacity for existing and new users to be seated. New or improved stations that are attractive gateways to the District, accessible to all users, well served by buses and with improved parking facilities.
- Improved bus services in terms of routes and frequency, throughout the District, to, from and within the towns and villages. All new development will be well served by

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bus links, in place from the first new homes. Bus infrastructure would also be significantly improved to include real time information at bus stops and bus priority measures to enable quicker bus journeys;

- New and improved facilities for cyclists enabling safely made journeys between home and the town or village centres, railway stations, schools, employment areas and leisure and community facilities;
- [An improved highways network that has lessened the previous inadequacies, particularly in the case of junctions.](#)
- Service infrastructure, such as water provision, sewage disposal, gas and electricity provision would have kept pace with the demands of new commercial and residential development; and
- The District would have reduced its carbon footprint, with all new development utilising sustainable construction methods, and achieving a target of zero carbon emissions.

## 5.0 The Spatial Strategy for Mid Sussex

- 5.1 The Core Strategy is required to be a 'spatial strategy'. In planning terms, this means that it needs to take account of other plans and strategies for the area, rather than just planning in isolation. It also needs to be 'spatial' in the more common meaning of the word – that is it needs to relate clearly to the physical area of Mid Sussex, and be 'locally distinctive' in that it does not just repeat national and regional policy, but focuses on issues that are specific to Mid Sussex.

### **Housing**

*This section of the Core Strategy Proposed Submission Document will set out the Core Policies, and supporting text, that will cover the Locational Principles for New Homes and the Broad Locations for New Homes. These policies will be considered at the Better Environment Advisory Group meetings later in the year.*

### **Gypsies, Travellers and Travelling Show People**

#### **Strategic Planning Objective**

The policy concerning gypsies, travellers and travelling show people will, in particular, contribute towards delivering the following strategic planning objective (see pages 14 and 15 for the full wording of the objectives):

- Social objective

- 5.2 A Gypsy and Travellers Accommodation Assessment (GTAA) was jointly commissioned in 2007 by West Sussex County Council, Mid Sussex District Council and all the other West Sussex District and Boroughs, with the exception of Chichester District (which has carried out its own Assessment). The GTAA identified a need for 14 additional pitches in Mid Sussex by 2011, with a 4.8% growth per annum thereafter. No need was identified for accommodation for travelling show people in Mid Sussex. In addition, the GTAA identified a need for transit sites across the county to accommodate 25 pitches, and suggested a location in the Crawley/Horsham/Mid Sussex area. The GTAA is part of the evidence base for the pitch numbers referred to in the SEERA Partial Review of the South East Plan on Gypsies and Travellers. This Review was submitted to the Government in March 2009 and the final report is expected in summer 2010. It is intended that this Review will be submitted to Government spring 2009, with a final report expected summer 2010.
- 5.3 Sites for gypsies and travellers and, if needed, travelling show people, will be allocated in a Development Plan Document to follow the Core Strategy. The selection of sites will take into account the criteria in Core Policy 3 and will be undertaken in consultation with the Gypsy and Traveller community. This policy will also be used to assess any planning applications submitted to provide such accommodation.

### **Core Policy 3 – Gypsies, Travellers and Travelling Show People**

**New or extended sites to meet the needs of gypsies, travellers and/or travelling show people as identified in the Gypsy and Traveller Accommodation Assessment and/or the South East Plan Partial Review will be permitted provided:**

- **Sites have good access to services and amenities such as schools, shops and medical facilities, and are well related to existing communities to encourage social inclusion;**

- Sites are located and designed in accordance with best practice to provide acceptable living conditions for residents and to minimise impact on the environment and neighbouring uses.

## The Economy

*This section of the Core Strategy sets out the District-wide spatial strategy for where new business development will be supported. This policy will be heavily influenced by the update that is being undertaken to the Employment Land Review. The findings from this work are not due to be established until June. Therefore, this Core Policy and supporting text will be considered at the Better Environment Advisory Group meeting on the 9<sup>th</sup> September.*

## Tourism

### Strategic Planning Objectives

The policy concerning tourism will, in particular, contribute towards delivering the following strategic planning objectives (see pages 14 and 15 for the full wording of the objectives):

- Economic objective
- Cultural objective

- 5.4 Tourism makes an important contribution to the economy of Mid Sussex, with an annual value of over £200m. Within the District 8.5% of jobs are tourism related. Cultural tourism is a key contributor with a significant number of parks, gardens, heritage sites, as outlined in paragraphs 2.25 and 2.26 of this document. In addition there are a number of ~~and other~~ attractions that draw large numbers of visitors, including three world-class visitor attractions at the Bluebell Railway, 'All England Show Jumping Ground' at Hickstead and the Millennium Seed Bank at Wakehurst Place. With ~~6058~~% of the District's landscape designated as either an Areas of Outstanding Natural Beauty or National Park, the countryside is a very important attraction in its own right. The recent~~Future~~ designation of the South Downs as a National Park is likely to have a significant impact on visitor numbers. As the Area of Outstanding Natural Beauty and National Park are such key tourism attractions it will be important to ensure that the qualities that make them such assets are protected. Core Policy 30 – Areas of Outstanding Natural Beauty/ National Park will ensure that this is the case. The extensive public rights of way network, including national designations such as the South Downs Way and National Cycling Network, is also a key element of the tourism infrastructure of Mid Sussex and provides extensive access to the countryside.
- 5.5 The South East Plan acknowledges the importance of tourism to the economy of the region and sub regions and states that there is large untapped potential for further tourism related growth provided it is managed in a sustainable manner. It states that Local Development Frameworks should incorporate a comprehensive and long-term vision for the role of tourism related activity in order to help shape future investment decisions.
- 5.6 In Mid Sussex new tourism related development will be supported where it is sustainable and where the character and appearance of the District in general and of the countryside in particular are safeguarded. The provision of new tourism related development in the urban areas, including new visitor accommodation, can benefit the local economy, and assist in the regeneration of the three town centres and the enhancement of their vitality and viability. Appropriate new tourism related development in the villages and in the countryside, including new visitor accommodation and the re-use of redundant rural buildings, can also benefit the rural economy, although care needs to be taken to minimise any adverse impacts on the rural areas. This will be managed through the application of Core Policy 42 – Design.

## **Core Policy 5 – Tourism**

**New tourism related development, including visitor accommodation, will be permitted where the nature and scale of such development is appropriate to its location, and where it supports the sustainability and the economic vitality of the area.**

## **Retail**

### **Strategic Planning Objectives**

The policies concerning retail will, in particular, contribute towards delivering the following strategic planning objectives (see pages 14 and 15 for the full wording of the objectives):

- Locational objective
- Economic objective

- 5.7 The Council supports the provision of additional retail floorspace in Mid Sussex, in accordance with the retail hierarchy defined in Core Policy 6 below. This will focus new retail development in the three main towns, while seeking to retain existing provision in the villages in order to allow them, where applicable, to continue to fulfil their role as local service centres. Burgess Hill, East Grinstead and Haywards Heath are the main shopping centres in Mid Sussex. As secondary regional shopping centres they principally serve their own local catchment area and the surrounding villages and rural areas. The Mid Sussex District Council's Retail Study (September 2007/8) concludes that, while the three main towns centres in Mid Sussex are the focus for shopping activity within the District, performing reasonably well as shopping destinations there are a number of potential weaknesses and they are not meeting their full potential. The relatively poor quality environment of some parts of the town centres also reduces their attractiveness and increases their vulnerability to competition from other towns outside the District. There is currently only limited food store provision in the town centres, and they which are suffering from the impact of larger and generally higher quality food stores located out of centre or out on the edge of town, food stores. For comparison shopping, the centres also suffer from the face effects of strong competition and leakage to larger centres elsewhere, outside the District. The Retail Study emphasises the need to reverse this trend. It concludes that future population growth and spending patterns will support additional retail development in each of the three towns. It estimates potential additional convenience shopping floorspace capacity by 2026 at Burgess Hill, East Grinstead and Haywards Heath to be approximately 3,000 sq m, 2,700 sq m and 3,800 sq m respectively; and potential additional comparison shopping floorspace capacity as around 26,000 sq m, 18,500 sq m and 14,000 sq m respectively, taking account of the projected population growth arising from the significant level of new housing development over this period. The Council supports additional retail provision in accordance with the conclusions of the Retail Study and also considers that new retail floorspace in the District should be developed in accordance with the retail hierarchy defined in Core Policy 6. The preferred locations for significant new retail floorspace will be in the three towns. In considering the actual location of new retail floorspace, the Council will apply the sequential test in accordance with national policy, with priority being given to town centre locations before considering less central sites. Such development should be focussed on the existing town centres and future retail development in out of centre and out of town sites should be resisted. Such expansion will need to be accompanied by physical improvements to the town centres to increase their attractiveness.
- 5.8 The District Council has adopted Masterplans for the three town centres. These Supplementary Planning Documents seek to secure their revitalisation and regeneration through a range of new developments in both the public and private realm. These Masterplans include proposals for significant additions to the retail offer in each of the town centres together with a range of other uses and extensive environmental and townscape enhancements. The Masterplan proposals will contribute to securing the additional retail

floorspace identified in the Retail Study. The Masterplans are considered further in this Core Strategy in the chapters on Burgess Hill, East Grinstead and Haywards Heath.

- 5.9 The issue of retail provision in the villages of Mid Sussex is considered in the Rural Issues Background Paper 2008. This includes a retail hierarchy of villages reflecting the extent of their role as local service centres. The Retail Study identified Hassocks and Hurstpierpoint as the principal village centres in the District, supplying the day-to-day needs of their own village residents and those of adjacent villages. Among the other larger villages in Mid Sussex, Cuckfield and Lindfield also have distinctive retail areas that serve a wider area catchment, although they have suffered from some closures. Crawley Down and Cophorne should be acting as retail service centres, but their proximity to Crawley and East Grinstead reduces their attractiveness to retailers. While no specific floorspace targets for new retail development in the larger villages have been identified, the District Council would wish to will encourage seek the retention of existing shops and support suitable a greater level of additional retail provision in these villages where this will enhance their to make them more self-sufficient and so they can perform a greater role as service centres for the their own residents and for those of surrounding communities smaller settlements in the area.
- 5.10 The number of shops in the other smaller villages in Mid Sussex is very limited, and in some cases there are no shops at all. Again, taking account of the retail hierarchy, the Council will seek the retention of shops in these settlements so that they may continue to serve local needs.
- 5.11 There is a growing role for Ffarm shops will continue to fulfil a role both in both meeting local needs and catering for wider demand for locally grown produce. Proposals for further outlets in the villages will be considered against Core Policy 6 and Core Policy 29 with regard to proposals in the rural areas. Some growth in the villages will help to retain existing local shops.
- ~~5.36 The District Council has adopted Masterplans for the three town centres. These Supplementary Planning Documents aim to secure their revitalisation and regeneration through a range of new developments in both the public and private realm. These are addressed in the Core Strategy in the chapters on Burgess Hill, East Grinstead and Haywards Heath.~~
- 5.12 Within the towns, but outside of the town centres, there may be a need to provide additional small retail units that meet daily needs for shopping and that are within walking distance of people's homes and workplaces. These can either be individual units or, within new strategic development, part of a local centre, including a range of facilities. These should be planned as an integral part of new development on allocated sites, but the Council will also encourage their provision in existing areas that are currently poorly served by local shopping and service facilities.
- 5.13 Proposals for large-scale retail facilities outside of the town centres will be considered against the sequential tests in PPS6 – 'Planning for Town Centres'.

#### **Core Policy 6 – Retail Hierarchy Development**

~~To have a policy that encourages~~ **The Council will support** the development of retail uses, taking account of the following retail hierarchy:

**Category 1 (Preferred location for major retail uses to serve the town and surrounding villages)**

**Town centres of Burgess Hill, East Grinstead and Haywards Heath**

**Category 2 (Preferred location for retail uses to meet the needs of the larger individual communities and their surrounding communities)**

~~Settlements to be determined through the work on the Rural Issues Background Paper~~

~~Ashurst Wood, Copthorne, Crawley Down, Cuckfield, Handcross, Hassocks, Hurstpierpoint, Lindfield~~

**Category 3 (Preferred location for retail uses to serve the needs of the individual villages and rural hinterland)**

~~Settlements to be determined through the work on the Rural Issues Background Paper~~

~~Albourne, Ansty, Ardingly, Balcombe, Bolney, Horsted Keynes, Sayers Common, Scaynes Hill, Sharpthorne, Staplefield, Turners Hill, West Hoathly~~

**Category 4 (Location for retail uses to serve the needs of individual villages)**

~~Fulking, Newtimber, Pease Pottage, Poynings, Pyecombe, Slaugham, Twineham, Warninglid~~

~~The Council will support the following provision of additional retail floorspace in the three main towns over the period to 2026:~~

	<u>Convenience (sq m)</u>	<u>Comparison (sq m)</u>
<u>Burgess Hill</u>	<u>3,000</u>	<u>26,000</u>
<u>East Grinstead</u>	<u>2,700</u>	<u>18,000</u>
<u>Haywards Heath</u>	<u>3,800</u>	<u>14,000</u>

### Core Policy 7 – Small Scale Retail Uses

~~To have a policy that~~ The District Council will encourages the provision of small-scale retail uses where they enable people to meet their daily needs for shopping within walking distance of their homes and workplaces, and meet the growing demand for local produce.

### Leisure

#### Strategic Planning Objective

The policy concerning leisure will, in particular, contribute towards delivering the following strategic planning objective (see pages 14 and 15 for the full wording of the objectives):

- Cultural objective

- 5.14 The Council recognises that leisure provision and development is central to maintaining and enhancing the quality of life of our community in Mid Sussex, and can make a vital contribution to the economy and the environment. The Leisure Strategy for Mid Sussex (2009 – 2020) makes an assessment of current leisure provision and includes an action plan setting out the Council's specific objectives for leisure provision up to 2020. The Strategy relates to a wide range of facilities including leisure centres, public halls, cultural and arts venues and outdoor sport facilities. The Leisure Strategy is the overarching policy document for a number of other strategies produced by the Council relating to play, youth, art, sport and health.
- 5.15 The District Council's 'PPG17 Assessment of Open Space, Sport and Recreation' (2006) assessed facilities and provision in terms of quality and value. 'Quality' relates to aspects such as the quality of sports pitches (drainage etc) and the quality of the equipment in play areas. 'Value' relates to the perception of the local community as to the importance of the facilities and provision. The study assesses whether areas of the District have a

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deficit or surplus of such facilities. It includes clear recommendations on the approach to existing facilities and the appropriate standards to apply to new developments. The recommended standards will ensure that future provision is based upon the principle of fewer facilities, but those that are delivered will be of with enhanced value. In practice this will mean a move away from the provision of numerous, poorly equipped facilities and towards the provision of a number of larger, better equipped facilities. This will include the provision of dual use facilities such as where school playing fields are also used for meeting the community need for such facilities, as identified in the PPG 17 study. The study also recommends applying accessibility thresholds to ensure that everyone has access to these facilities.

- 5.16 The Leisure Strategy action plan, the findings of the PPG17 Assessment of Open Space and the Play Strategy will be used to revise the existing standards relating to the provision of open space and recreation facilities.

#### **Core Policy 8 – Leisure Activities and Facilities**

**The provision and development of leisure activities and facilities to support the health, wellbeing and quality of life of the existing and future community, in accordance with the objectives of the Leisure Strategy, will be permitted.**

**A Supplementary Planning Document will be produced that sets out the standards relating to the provision of open space, sport and recreation facilities, as defined in PPG17, that will be required in associated with new development. These standards will take into account the PPG17 Assessment (2006), the Leisure Strategy and any findings of any future assessment of the provision of leisure activities and facilities.**

## **KEY DIAGRAM**

*To be inserted once the strategic development sites/areas have been determined.*

## 6.0 Burgess Hill

*This section of the Core Strategy sets out the spatial strategy for Burgess Hill. It will contain a vision for the town, which is in accordance with the overall vision for Mid Sussex, and policies that identify where future growth and revitalisation is to take place. Principles for future development will also be set out. The content of this chapter is being produced in partnership with the Town Council. A significant part of this chapter will focus on the strategic locations for housing, employment and other strategic land use proposals. Further evidence base work that will be used to underpin the content of these policies is still to be finalised and therefore the majority of this chapter will not be considered until the Better Environment Advisory Group meeting on the 9<sup>th</sup> September.*

### **Town Centre Revitalisation**

#### **Strategic Planning Objectives**

The policy concerning town centre revitalisation in Burgess Hill will, in particular, contribute towards delivering the following strategic planning objectives (see pages 14 and 15 for the full wording of the objectives):

- Locational objective
- Economic objective
- Design objective

6.1 In June 2005 the District Council published 'A Vision for Mid Sussex', which built on the findings of a six month period of study into the future of the District, its villages and in particular the three towns. This was based upon the output of three key strands of consultation:

- Interviews with key opinion formers
- Visioning workshops
- Discussions with, and analysis of, documents prepared by local working groups.

This work then fed into the production of the masterplans for the three town centres. In November 2006 the District Council adopted the Burgess Hill Town Centre Masterplan as a Supplementary Planning Document. Since the Masterplan was adopted extensive background work, such as the production of a landowner brief for a significant area of the town centre, and community and stakeholder engagement has been undertaken to enable the town centre proposals to be delivered over the coming years. The overall vision of the Masterplan is:

*"Pride in Progress – A prosperous town centre, with a strong and varied shopping offer and excellent community facilities that fosters business and innovation. A welcoming town that is a pleasure to live, work and visit".*

6.2 This vision will be delivered through seven strategic objectives that cover issues such as the provision of high quality mixed use development in the town centre; enhanced and extended shopping provision; improvements to the quality of the public realm (including new public spaces); and improved connections between the town centre, station and business parks. The creation of a sustainable environment is also a key objective.

6.3 The Masterplan provides guidance on the nature and extent of future growth and development opportunities in the town centre, including a number of key locations such as the main shopping areas, around the railway station and the area between the shopping centre and the Victoria Business Park. Revitalisation will enable more people to live, work,

shop and enjoy leisure facilities in the town centre and support the development of mixed use communities in a sustainable location.

**Core Policy 9 – Burgess Hill Town Centre**

**Developments that support the revitalisation of Burgess Hill Town Centre in accordance with the vision, objectives and guidance contained within the adopted Burgess Hill Town Centre Masterplan will be permitted. A review of the Masterplan proposals, which will form part of the Burgess Hill Townwide Plan, will be undertaken. This is in order to adapt to changing circumstances and the planned growth of the town.**

## 7.0 East Grinstead

*This section of the Core Strategy sets out the spatial strategy for East Grinstead. It will contain a vision for the town, which is in accordance with the overall vision for Mid Sussex, and policies that identify where future growth and revitalisation is to take place. Principles for future development will also be set out. The content of this chapter is being produced in partnership with the Town Council and the Three Tiers Group. A significant part of this chapter will focus on the strategic locations for housing, employment and other strategic land use proposals. Further evidence base work that will be used to underpin the content of these policies is still to be finalised and therefore the majority of this chapter will not be considered until the Better Environment Advisory Group meeting on the 9<sup>th</sup> September.*

### **Town Centre Revitalisation**

#### **Strategic Planning Objectives**

The policy concerning town centre revitalisation in East Grinstead will, in particular, contribute towards delivering the following strategic planning objectives (see pages 14 and 15 for the full wording of the objectives):

- Locational objective
- Economic objective
- Design objective

- 7.1 In July 2006 the District Council adopted the East Grinstead Town Centre Masterplan as a Supplementary Planning Document. Since then, extensive background work, such as the production of a landowner brief for part of the existing town centre, as well as community and stakeholder engagement, has been undertaken to enable the town centre proposals to be effectively delivered over the coming years. The overall vision of the Masterplan is:

*“Living Life Well – A reinvigorated town centre that is proud of its heritage and builds sensitively upon its special character by integrating the best contemporary development to create a vibrant and successful place for the 21<sup>st</sup> century and beyond”.*

- 7.2 This vision will be delivered through seven strategic objectives that cover issues such as the integration of new development with the town’s unique character; improvements to the accessibility of the town centre and the provision of safer and more attractive pedestrian and cycle routes; enhancements to town centre shopping and car parking provision; a wider mix of uses; improvements to the public realm; and development that builds on the town’s special character and identity. The creation of a sustainable environment is also a key objective.

- 7.3 The Masterplan provides guidance on the provision of new housing and business development within the town centre, improving the quality of the environment, retaining the attractiveness of the town centre for shopping, leisure and recreation and as a place to live and work, reducing the impact of traffic in the main shopping areas, safeguarding the character of the town and enhance car parking, open space and community facilities. It identifies key areas that, if brought forward for development, would support the revitalisation of the town centre, improve the public realm and upgrade the townscape. In particular it identifies the need to improve the link between the railway station and the town centre and provide enhanced convenience and comparison store provision in the town centre. Certain schemes that are not specifically subject to the Masterplan guidance are still seen as extremely beneficial in helping to achieve the seven strategic objectives. This includes the northern extension of the Bluebell Railway, which is likely to bring a number of benefits to the town centre, including enhanced tourism facilities and wider economic gain.

### **Core Policy 18 – East Grinstead Town Centre**

**Developments that support the revitalisation of East Grinstead Town Centre in accordance with the vision, objectives and guidance contained within the adopted East Grinstead Town Centre Masterplan will be permitted. A review of the Masterplan proposals, which will form part of the East Grinstead Townwide Plan, will be undertaken. This is in order to adapt to changing circumstances and the planned growth of the town.**

## 8.0 Haywards Heath

*This section of the Core Strategy sets out the spatial strategy for Haywards Heath. It will contain a vision for the town, which is in accordance with the overall vision for Mid Sussex, and policies that identify where future growth and revitalisation is to take place. Principles for future development will also be set out. The content of this chapter is being produced in partnership with the Town Council. A significant part of this chapter will focus on the strategic locations for housing, employment and other strategic land use proposals. Further evidence base work that will be used to underpin the content of these policies is still to be finalised and therefore the majority of this chapter will not be considered until the Better Environment Advisory Group meeting on the 9<sup>th</sup> September.*

### **Town Centre Revitalisation**

#### **Strategic Planning Objectives**

The policy concerning town centre revitalisation in Haywards Heath will, in particular, contribute towards delivering the following strategic planning objectives (see pages 14 and 15 for the full wording of the objectives):

- Locational objective
- Economic objective
- Design objective

- 8.1 In June 2007 the District Council adopted the Haywards Heath Town Centre Masterplan as a Supplementary Planning Document. Since then, extensive background work, such as the production of landowner briefs, as well as community and stakeholder engagement, has been undertaken to enable the town centre and Station Quarter proposals to be effectively delivered over the coming years. The overall vision of the Masterplan is:

*“Revitalising Tradition – A town of quality, which attracts and retains business and people through maximising its rail connections and offering a high quality of life with a strong community focus. A town that balances forward thinking with traditional values and that offers opportunities for all.”*

- 8.2 This vision will be delivered through seven strategic objectives that cover issues such as the development of a linear town structure and consolidation around three nodes; improvements to the accessibility of the town centre and the provision of safer and more attractive pedestrian and cycle routes; greater use of public transport; improvements to the public realm including reducing the impact of traffic in South Road and the creation of pedestrian friendly streets and spaces; a greater mix of uses in the town centre; and enhancements to shopping and car parking provision. The creation of a sustainable environment is also a key objective.
- 8.3 The Masterplan provides guidance on safeguarding the character, appearance and setting of Haywards Heath; improvements to the primary road network; environmental improvements; enhancement of conservation areas and areas of townscape character; increased car parking provision in the centre and at the station; and enhancements to the range of shops, community, recreation and leisure facilities.

### **Core Policy 21 – Haywards Heath Town Centre**

**Developments that support the revitalisation of Haywards Heath Town Centre in accordance with the vision, objectives and guidance contained within the adopted Haywards Heath Town Centre Masterplan will be permitted. A review of the Masterplan proposals, which will form part of the Haywards Heath Townwide Plan, will be undertaken. This is in order to adapt to changing circumstances and the planned growth of the town.**

## 9.0 Sustainable Rural Communities

### Introduction

- 9.1 Beyond the urban areas of the District's three main towns, the District is mostly rural, made up of a number of villages and small settlements set in attractive countryside. ~~Much of the countryside is designated as Area of Outstanding Natural Beauty (AONB); the South Downs AONB to the south of the District and High Weald AONB to the north. 60% of the District is designated as nationally protected landscapes: the South Downs National Park and the High Weald Area of Outstanding Natural Beauty (AONB).~~
- 9.2 The rural area, to which this Chapter relates, is defined as the area outside of the built up areas of the District's three main towns, Burgess Hill, East Grinstead and Haywards Heath.
- 9.3 Although the villages and small settlements within the District are diverse in character, they face many similar challenges. ~~There are a number of specific issues affecting the rural areas including rural affordable housing, rural transport, access to services, retention of village shops and post offices, the servicing of home based business including the availability of high speed broadband, skills and training and an ageing population and the desire for independent living. The Core Strategy's vision seeks to maintain the varied character and outstanding natural environment of the District's rural areas whilst supporting the settled and working landscapes to remain viable. is that the varied and outstanding natural environment of the District's rural areas should be maintained, whilst remaining a viable place to live, work and visit. The need to support rural communities and provide affordable housing for local people is identified as a key issue in Chapter 4.~~
- 9.4 The purpose of this Chapter is to set out the proposed approach for development in the rural settlements of Mid Sussex, in particular the location of development and the amount of housing development required in the plan period. Other proposed policies also apply to development in and around rural settlements. The ~~options policies~~ set out are those that have performed the best against economic, social and environmental indicators through the Sustainability Appraisal.

### Rural Evidence Base

~~A review of published and emerging parish plans and extensive consultation, including a workshop, is programmed to be undertaken with Parish Councils across the District to determine the needs of villages and small settlements. This consultation, together with additional work on housing and economic needs, will be used to produce a Rural Issues Background Paper.~~

~~The villages and smaller settlements in the rural area of the District will be expected to accommodate some of the District's housing requirement in the period to 2026. The amount and distribution of this residential development will be dependent on the evidence in the Rural Issues Background Paper.~~

- 9.5 ~~The Council has prepared a Rural Issues Background Paper to help inform the policies that will guide and shape the villages and wider rural area of the District over the Plan period up to 2026. The paper has been written in the light of current Government guidance and with widespread consultation work with the Parish Councils. A Rural Issues Workshop was held in September 2007, followed by a series of individual meetings with the Parish Councils and further consultation on a draft paper. Part of the work with rural parishes involved looking at their aspirations and requirements for new facilities and affordable housing and how the provision of open market housing could help deliver these ambitions and also contribute to meeting the District's housing requirement.~~

9.6 The Rural Issues Background Paper sets out a proposed development strategy to inform the level of development that should be allocated to the settlements when considering sites for housing. Each village has been considered and their service role categorised based on the function a village serves in relation to other settlements. The suitability of each settlement for growth has been identified on the basis of:

- The role of the settlement as a service centre;
- Shared services between settlements;
- The presence of a built up area boundary;
- Environmental constraints;
- Accessibility; and
- Identified affordable housing need.

9.7 A hierarchy has been developed which identifies four broad levels of suitable growth across the rural area of the District, which reflects opportunities and constraints. The paper also looks at retail and employment provision in the rural areas and suggests preferred locations for these uses.

### **Development Within Villages**

#### **Strategic Planning Objective**

The policy concerning development within villages will, in particular, contribute towards delivering the following strategic planning objectives (see pages 14 and 15 for the full wording of the objectives):

- Economic objective
- Social objective

9.8 The Mid Sussex Local Plan established built-up area boundaries to define the extent of settlements, to preserve their rural setting and to protect the surrounding countryside from residential development. Built-up area boundaries are to be re-assessed where required as part of an appropriate Development Plan Document.

9.9 The Core Strategy's proposed approach is to focus most housing, business and retail development within and around the three towns. A smaller proportion of development within and around the District's villages is proposed to meet the needs of the existing communities particularly through the provision of affordable housing and support for existing services. This approach is in accordance with Policy GAT3 (Housing Distribution in the Gatwick Sub-Region) of the South East Plan. Core Policy 1 sets out a settlement hierarchy to guide the distribution of housing development based on five categories. Category 1 refers to the towns. The Rural Issues Background Paper identifies which villages are located in the other four categories of the hierarchy reflecting suitable levels of growth across the villages and small settlements. Set out below is a vision for each of the four categories of settlements based on the findings of the Rural Issues Background Paper through its consultation work with the parishes. The vision in each category identifies how the villages will look in the future if the policies in this section are successful.

#### **Category 2 Villages – The larger villages acting as Local Service Centres and a focus for growth in the rural area**

Acting as gateways to the provision of key services in the rural areas of Mid Sussex, these villages are important locations for jobs, shops and community facilities. They will continue to serve a wide rural hinterland, maintain links with the urban areas, have a good range of services and facilities, including employment opportunities and access to public transport. They will be a primary focus for development in the rural areas and for the provision of new

local services without harming their historic and landscape character. Key facilities will be retained and improved, including social and physical infrastructure. Relationships with the rural economy and landscape will be strengthened through supporting rural based business.

**Category 3 Villages – Suitable to accommodate intermediate levels of growth**

These villages will provide a focus for essential services for the needs of their own residents and surrounding communities. These include primary schools, shops recreation and community facilities. The important linkages and sharing of services between settlements is strengthened through supporting improvements to public transport. Local housing needs will be met including the provision of live-work units to support home based and trades type business, starter family homes and housing for the elderly. Key facilities will be maintained and enhanced and deficiencies remedied where possible. The historic and landscape character of the settlements will be protected. The relationship of these villages with the wider rural economy and the management of the land will be strengthened through supporting rural based business.

**Category 4 Villages – Suitable to accommodate limited levels of growth**

Existing services in these villages and important linkages with other villages and the rural hinterland will be maintained and where possible enhanced. Identified needs, including local housing needs, will be met whilst protecting the distinctive rural character of these settlements. The relationship of these villages with the wider rural economy and the management of the land will be strengthened through supporting rural based business.

**Category 5 Villages Suitable to accommodate rural exception site development only**

These small historic villages set in outstanding landscapes will continue to perform an important tourism, heritage, recreational and residential role within the District. The services that they do enjoy will be maintained and where possible enhanced and the affordable housing needs of the settlement met.

- 9.10 Core Policy 6 has a similar hierarchy for retail provision. The inclusion of settlements in particular categories of these hierarchies ~~will be~~ has also been considered as part of the work on the Rural Issues Background Paper. Core Policy 4 supports new business development within built-up area boundaries, where compatible with adjoining uses, and outside of the settlements where such development requires a rural location, or re-uses an existing previously developed site or rural building, and supports the sustainability of the rural area. Similarly, Core Policy 5 supports tourism development within built-up areas, and allows it elsewhere where it will support the sustainability of the rural area.

**Core Policy 28 – Broad Locations in the Villages**

~~To have a policy that identifies t~~ The following locations are identified for housing development in the villages:

- existing commitments (approximately 660 homes);
- the sites identified in the Small Scale Housing Allocations Document (515 homes); and
- extensions to the villages to be identified through a future Development Plan Document ~~(approx 1,000 homes)~~ and informed by Core Policy 1 – Locational Principles for New Homes and the Rural Issues Background Paper.

## **Development Outside The Built-up Area Boundaries**

### **Strategic Planning Objective**

The policy concerning development outside the built-up area boundaries will, in particular, contribute towards delivering the following strategic planning objective (see pages 14 and 15 for the full wording of the objectives):

- Environmental objective

- 9.11 Outside of the built-up area boundaries are scattered settlements, individual houses and farmsteads, and open countryside. The landscape quality of these areas is an important resource for the District, and highly valued by residents and visitors. The enhancement and protection of character and sense of place is an important element of the Core Strategy. The Mid Sussex Landscape Character Assessment 2005 has been prepared as part of the evidence base of the Core Strategy to help protect and enhance the distinctive character of the District and to help manage change. An important element of the character of the landscape is its settlement pattern of towns and villages. The Land Management Guidelines set out in the Landscape Character Assessment identify landscape and visual sensitivities including those parts of the landscape which are important in maintaining the settlement pattern and which may be vulnerable to development. These guidelines should be used to inform development proposals outside the Built-up Area Boundaries of settlements. However, it is recognised that this is a living landscape, not a museum, and it is vital to support the changing rural economy that sustains the management of much of the land.

### **Core Policy 29 – Development in Rural Areas**

To have a policy that allows for small-scale development in rural areas outside built-up area boundaries that may not be suitably located within Built-up Area boundaries will be supported where it utilises a brownfield site where possible; it supports the sustainability of the rural area rural economy and rural community facilities and services; and conserves and enhances the landscape character and heritage of the District; and does not contribute to the coalescence of settlements. The Mid Sussex Landscape Character Assessment should be used to inform development proposals.

### **Protected Landscapes - National Park and Areas of Outstanding Natural Beauty**

#### **Strategic Planning Objective**

The policy concerning protected landscapes will, in particular, contribute towards delivering the following strategic planning objective (see pages 14 and 15 for the full wording of the objectives):

- Environmental objective

- 9.12 The South Downs will be designated as a National Park on 1<sup>st</sup> April 2011. Mid-Sussex currently has two Areas of Outstanding Natural Beauty, which together cover over half of the District. The High Weald AONB covers most of the northern part of the District, to the north of Haywards Heath. The Sussex Downs AONB As well as the Downs, the designation covers the Downs themselves and much of the land to the south of Keymer, Hassocks and Hurstpierpoint. The National Park Authority will come into existence in April 2011 and will prepare its own Local Development Framework for the area. Until that time, the South Downs Management Plan and adopted Core Strategies will set out the priorities for the conservation and enhancement of the landscape. This area is likely to be designated as part of the South Downs National Park, although there are some differences between the AONB boundaries and the proposed boundaries of the National Park. The High Weald AONB covers most of the northern part of the District, to the north of Haywards Heath. The High Weald Management Plan identifies the distinctive features of the landscape and how

these can be protected and enhanced. AONBs and National Parks carry equal status in Government policy, although they have different objectives. In summary, both are intended to protect natural beauty, but 'National Parks have the additional objective of promoting tourism opportunities for public enjoyment and understanding of the special qualities for public enjoyment and understanding of the special qualities of the National Park.' (Environment Act 1995.)

9.13 Significant consideration should be given to the protection and enhancement of the locally distinctive features of ~~each AONB~~ the High Weald AONB, as defined by the High Weald AONB Management Plan and the South Downs National Park as defined by the South Downs Management Plan. ~~Integrated Landscape Character Assessment.~~

9.14 For the part of the High Weald AONB in Mid Sussex the distinctive features are:

- the historic settlement pattern and historic farmsteads;
- ancient woodland;
- historic droeways and sunken lanes;
- meadows and heathland habitats;
- the historic pattern of fields and field boundaries; and
- the archaeology of woodland, field and heath.

9.15 For the part of the South Downs ~~AONB~~ National Park in Mid Sussex the distinctive features are:

*Open Downland*

- very open landscape with panoramic views;
- unimproved chalk grassland;
- occasional scrub and woodland on steeper slopes;
- a strong sense of remoteness and tranquillity;
- a strong sense of historical continuity; and
- good public access.

*Scarp Slope*

- sunken terraced tracks and rights of way.

*Scarp Foot*

- historic field patterns reflecting geology;
- frequent but small blocks of ancient woodland;
- hedgerows with mature oaks providing biodiversity value and sense of seclusion and enclosure;
- water features on the clay;
- a well developed network of rights of way; and
- a consistent palette of building materials.

**Core Policy 30 – Protected Landscapes - The High Weald Areas of Outstanding Natural Beauty /~~Proposed~~ and the South Downs National Park**

~~To have a policy that states that, W~~ within the High Weald Areas of Outstanding Natural Beauty and ~~proposed~~ the South Downs National Park, development proposals shall have regard to the relevant AONB Management Plan. ~~P~~ particular regard should be given to;

- the conservation of the identified landscape features or components of natural beauty;
- the traditional interaction of people and nature and appropriate land management; and
- local distinctiveness, sense of place and setting of the AONB / National Park.

## **Affordable Housing In Rural Areas**

### **Strategic Planning Objective**

The policy concerning affordable housing in rural areas will, in particular, contribute towards delivering the following strategic planning objective (see pages 14 and 15 for the full wording of the objectives):

- Social objective

- 9.16 Housing affordability is a particular issue that affects the rural communities. Planning Policy Statement 3: Housing (PPS3) emphasises the delivery of residential development in rural areas that is affordable and meets the needs of local communities in order to support social diversity, community structures and also the viability of local shops, businesses and other local services in the rural villages.
- 9.17 Whilst a proportion of subsidised housing to meet local needs will be provided within the rural area as part of larger allocated developments, there are some settlements, particularly the small settlements, where no sites will be allocated or the level of development does not supply adequate affordable housing. Hence, many of the rural areas will face particular difficulties in securing an adequate supply of land to satisfy local needs for subsidised housing. The ~~draft~~ South East Plan recognises this problem in policy H4, which states that, in rural areas, local development documents will promote small scale affordable housing sites within or well-related to settlements, possibly including land which would not otherwise be released for development.
- 9.18 PPS3 encourages local authorities to provide for rural housing needs by allowing development for 100% affordable housing for local people on sites which would not normally gain permission for open market housing (known as 'exception sites') and/or by allocating land for affordable housing in rural areas. The local need should be proven, the occupancy of the homes restricted in perpetuity to those with a genuine local need for affordable housing, and the location, scale and design be sympathetic to the rural settlement and landscape. Households with a local connection will get priority for homes. A local connection includes people who currently live in the parish; previously lived in the parish; are employed in the parish or need to live in the parish to accept a job offer or need to live in the parish to support/be supported by another family member who currently lives in the parish. The Rural Issues Background Paper identifies those settlements which have limited suitability for development and where schemes should be limited to rural exception sites only to meet local needs. Exception site development within Areas of Outstanding Natural Beauty or Strategic Gaps will only be permitted in exceptional circumstances where there is no other suitable site to meet the local need.

### **Core Policy 31 – Rural Exception Sites**

~~To have a policy that sets out criteria for exception sites as above but does not include the requirement that locations have access to essential services and public transport. This is on the basis that the provision of affordable housing would provide other sustainability benefits, such as supporting local services and helping to balance the community.~~

Exceptionally, land adjacent or closely related to a rural settlement may be developed in order to provide affordable housing in perpetuity provided that:

- the housing comprises 100% affordable housing;
- the housing is to meet local needs justified by a parish or settlement housing needs survey;
- development is small scale and respects the setting, form and character of the settlement and surrounding landscape.

## 10.0 Generic Core Policies

- 10.1 The proposed policy approaches set out below are those which have performed the best against economic, social and environmental indicators through the Sustainability Appraisal and are also considered to be in accordance with national and regional planning policy.

### Sustainable Resources

#### Strategic Planning Objective

The policy concerning sustainable resources will, in particular, contribute towards delivering the following strategic planning objective (see pages 14 and 15 for the full wording of the objectives):

- Climate Change objective

- 10.2 The need for the sustainable use of resources has become ever more apparent in recent years with water shortages becoming more frequent, rising energy prices and the growing awareness of the implications of climate change. This has been recognised at both a regional and national planning policy level. The Planning Policy Statement: 'Planning and Climate Change – Supplement to Planning Policy Statement 1', as well as Policy CC4 of the South East Plan, identifies scenarios where planning policies on sustainable building standards can be implemented in advance of changes to Building Regulations. The Sustainability Appraisal Report for the South East Plan raised concern over the housing allocation in Mid Sussex due to water resource constraints. As the housing allocation has not been reviewed it is considered essential to mitigate any potential negative impact on water resources through the requirement of high water efficiency standards in new developments. recommended that, if the housing allocation for Mid Sussex is not reviewed then, in order to help ensure that demands for water are met, requirements for water efficiency that exceed Building Regulations are introduced for all new homes. The Sustainability Appraisal report suggests that this requirement is Level 3 of the Code for Sustainable Homes. The policy below reflects this
- 10.3 It is recognised that the Government intends to improve the energy/carbon performance of dwellings by 25% by 2010 (equivalent to Code level 3) with the aim of achieving 'carbon neutrality' by 2016 (equivalent to Code level 6). Despite this it needs to be recognised that the energy/carbon performance of a dwelling is only one of nine sustainability categories in the Code for Sustainable Homes (other categories include water, materials, waste, pollution and ecology). Hence, the policy below is seeking to achieve high sustainable building standards and not just low energy and carbon emissions from dwelling.

### Core Policy 32 – Sustainable Resources

**All new residential developments will be required to achieve, as a minimum, level 3 against the Code for Sustainable Homes. Non-residential buildings will be expected to achieve a minimum of a 'Very Good' rating against the Building Research Establishment Environmental Assessment Method (BREEAM).**

#### Renewable energy

*As mentioned in the Topic Paper that is concerned with this policy area, evidence to support the approach this policy takes is required. This is currently being compiled through joint working with other Local Planning Authorities in West Sussex. The findings from this work will be established in July and therefore this policy will not be considered by the Better Environment Advisory Group until the meeting on the 9<sup>th</sup> September.*

## **Biodiversity**

### **Strategic Planning Objective**

The policy concerning biodiversity will, in particular, contribute towards delivering the following strategic planning objectives (see pages 14 and 15 for the full wording of the objectives):

- Environmental objective
- Climate Change objective

- 10.4 Biodiversity is the variety of life on earth, and includes all species of plants and animals and the natural systems that support them. It has an essential role in maintaining and improving quality of life and contributes to developing locally distinctive and sustainable communities. The District contains significant and varied areas of remaining semi-natural habitats that are of major importance to nature conservation including ancient woodland that covers 16% of the District's area. All local authorities have a duty under the Natural Environment and Rural Communities Act 2006 to have regard to the conservation of biodiversity in exercising all their functions. The Duty aims to make biodiversity conservation an integral part of policy and decision making.

~~Coupled with the pressure for new development is the importance of conserving and enhancing areas of importance for biodiversity and nature conservation. The draft South East Plan recognises the importance of biodiversity and nature conservation as a natural resource through Policy NRM4.~~

- 10.5 It is important that key habitats and species receive the highest priority of protection; that any losses are minimised through mitigation; and that losses that do occur are compensated for. National and Regional policy provides strong protection for internationally and nationally designated nature conservation sites which include sites designated under the EC Birds and Habitats Directive and the Ramsar Convention and Sites of Special Scientific Interest. National and Regional policy guidance also gives protection to locally important wildlife and geological sites and ancient woodlands and their settings.

- 10.6 There are significant opportunities to improve biodiversity in the District as part of the strategic development proposals around the towns to create new and enhanced multi functional green networks reconnecting the towns, urban fringe and wider countryside. Connecting and buffering natural features in the landscape via an ecological network produces a greater overall ecological richness than the sum of its individual parts. Some initial work has been carried out looking at existing green spaces around Burgess Hill, East Grinstead and Haywards Heath and where there are opportunities for creating green networks that could be implemented as part of the strategic development proposals. These green areas will be important for biodiversity and can be used for recreation and for walking and cycling as part of a wider open space strategy. This type of initiative has already been started through the creation of the Green Crescent at Burgess Hill. As part of this green infrastructure work the Council is working with the Sussex Wildlife Trust to identify priority habitat areas across the District where new habitat creation or enhancements would form important linkages for biodiversity to create an ecological network. The Council's PPG 17 Assessment of Open Space, Sport and Recreation will also be used as a basis for this work.

~~In July 1998 the Sussex Biodiversity Partnership produced 'A Biodiversity Action Plan for Sussex'. The overall aim of this document is "to conserve and enhance the biological diversity of Sussex and contribute to the conservation and enhancement of both national and international biodiversity". It does this by identifying priority habitats and species that are important to Sussex, and/or are important on a national or international scale, and sets targets and timescales for the protection or improvement of these habitats and species.~~

~~However, the records of priority habitats and species in Sussex (held by the Biodiversity Records Centre) are incomplete and this makes it difficult to achieve or monitor targets for the restoration, management and expansion of these priority areas. Ideally a comprehensive survey should be carried out to identify the priority habitats so that their expansion can be planned for.~~

- 10.7 Appropriate Assessment of plans that could affect Special Protection Areas for birds (SPA's) or Special Areas of Conservation for habitats (SACs) is required by Article 6(3) of the European Habitats Directive. Following consultation with Natural England, Mid Sussex District Council ~~hasis~~ undertaking an Appropriate Assessment to test whether the Mid Sussex Core Strategy, in combination with other plans and projects, is likely to have an adverse impact on the integrity of the Ashdown Forest SAC/SPA adjacent to the eastern boundary of the District. This site comprises lowland heath with important populations of nightjar, Dartford warblers and great crested newts. ~~The Appropriate Assessment will be published as an annex to the Sustainability Appraisal when the Core Strategy is submitted to Government. Any other plans or projects likely to have a significant effect on the integrity of the Ashdown Forest may also require an Appropriate Assessment at the project stage, to assess the project/plan alone and in combination with other plans/projects to ensure in the first instance avoidance measures are employed and that any unavoidable effects are mitigated and monitored.~~

#### **Core Policy 34 – Biodiversity Enhancements and Green Infrastructure**

~~The Council will promote the establishment of a 'green multi functional network' as an integral part of its open space strategy and strategic housing allocations, which incorporates the urban area, urban fringe and surrounding countryside. To have a policy that It will do this by:~~

- ~~seekings~~ on-site biodiversity/nature conservation natural greenspace enhancements for all new developments where practicable; including making land available for this purpose
  - requresing contributions from all developments towards the restoration, management and expansion of priority habitat areas in the District;
  - enabling improved access to and understanding of natural green space and nature conservation features
- ~~requires contributions from all developments towards the establishment of an ecological network to aid the movement of wildlife between habitats;~~

and

#### **Core Policy 36 – Protection of Areas of Biodiversity Importance**

~~To have a policy that only allows development within or close to areas of importance in terms of biodiversity and nature conservation on the proviso that all relevant alternative site options have been explored and identified as less appropriate. In such instances there will be a requirement to relocate, replace or compensate for any assets lost as part of the development.~~

#### **Flood Risk**

##### **Strategic Planning Objective**

The policy concerning flood risk will, in particular, contribute towards delivering the following strategic planning objective (see pages 14 and 15 for the full wording of the objectives):

- Climate Change objective

## **Core Strategy Proposed Submission Document**

- 10.8 One of the strategic planning objectives for the Core Strategy is concerned with climate change. This objective makes reference to the need to avoid having development within areas of flood risk now and in the future. To help ensure that this objective is met the District Council has undertaken a Strategic Flood Risk Assessment (SFRA).
- 10.9 Findings from the SFRA have shown that Mid Sussex is relatively unconstrained, particularly when compared to a number of neighbouring authorities, in terms of fluvial flood risk. Despite this it is clear from the SFRA that, due to the District being at the source of four different river catchments, there is a risk that inappropriate development in Mid Sussex can increase the level of flood risk in locations downstream from where this development occurs. Evidence of this already exists in the District with a number of locations experiencing flooding as a result of inappropriate drainage systems.
- 10.10 The District Council will attempt to ensure that the risk of fluvial flooding remains relatively low and that new development does not increase the risk of flooding and where possible resolves existing flooding problems. Where appropriate it will consult the Environment Agency for advice.

### **Core Policy 35 – Flood Risk**

**Development proposals must avoid areas of flood risk, and not increase the risk of flooding elsewhere. Proposals for development will need to follow a sequential risk-based approach in accordance with PPS25, and the precautionary principle will be applied. In identifying flood risk areas reference will be made to the District Council’s Strategic Flood Risk Assessment (SFRA), with particular attention paid to areas of the District that have been identified as having surface water drainage problems. Where possible, proposals for development should seek to rectify these problems and reduce the risk of flooding in these areas.**

**Sustainable Drainage Systems, as informed by the District Council’s SFRA, will be implemented in all new developments where technically feasible.**

### **Infrastructure**

- 10.11 The provision of infrastructure to support communities is an essential part of planning for growth. Service, transport and community infrastructure includes affordable housing, roads, cycleways, footpaths, public transport, sewerage provision, water provision, waste facilities, other utilities and community facilities (such as halls, leisure facilities, health centres, libraries, emergency services’ infrastructure and educational facilities).
- 10.12 The provision of adequate infrastructure and services to meet the needs of the existing community and to meet the needs of new development is essential and has been identified by the community as one of its biggest concerns. The provision of community facilities close to residents and employees minimises the need to travel and helps to create strong communities. ~~School provision has a particularly important role to play in this respect.~~
- 10.13 The scale and pace of development will depend on sufficient capacity being available in existing infrastructure to meet the needs of new development. Where this cannot be demonstrated the scale and pace of development will be dependent on additional capacity being released.
- 10.14 Additional capacity can be delivered in a number of ways:
- Delivering efficiency through better use of existing infrastructure
  - Reducing demand by promoting behavioural change
  - Providing additional capacity by extending or providing new infrastructure

- 10.15 In accordance with the South East Plan, where new development creates a need for additional infrastructure a programme of delivery should be agreed with the relevant Local Authority before development begins.

~~Sometimes new facilities will be provided as an integral part of development. However, often it is more practical to extend or replace existing facilities, or to amalgamate existing and new provision on different sites. In addition, most service providers aim to continually improve their services and make them more cost-effective. This can lead to changes in their requirements for buildings and locations.~~

- 10.16 The Council's Infrastructure Investment Position has begun to identify a number of key infrastructure requirements to deliver the objectives of the Core Strategy. The District Council will continue to work with service providers, such as the West Sussex Primary Care Trust and West Sussex County Council, which includes members of the Local Strategic Partnership, West Sussex County Council, and other partners to address the infrastructure needs in Mid Sussex in accordance with the settlement strategy, to ensure that deficits are identified, necessary provision is planned for, located and designed appropriately.

~~The timing of infrastructure provision is a key issue for the success of new developments. Some infrastructure, such as new pipework and access ways, should be provided at the early 'groundworks' stage to minimise the disruption of the construction stage and to prevent new surfaces from having to be dug up later. Other infrastructure, such as off-site provision, may be more appropriately provided at a later stage.~~

~~Where possible, new provision should be accommodated in buildings that can be used flexibly for a number of purposes by more than one community or group, as this minimises the need for future alterations and improves the viability of such buildings, particularly in rural areas.~~

~~The timing of infrastructure provision is a key issue for the success of new developments. Some infrastructure, such as new pipework and access ways, should be provided at the early 'groundworks' stage to minimise the disruption of the construction stage and to prevent new surfaces from having to be dug up later. Other infrastructure, such as off-site provision, may be more appropriately provided at a later stage. However, all should be in place before the residents of the new development move in.~~

- 10.17 At present the funding for infrastructure provision comes partly from developer contributions, through Section 106 Agreements/Obligations attached to planning permissions, and partly through government grants. Given that a large number of small sites, along with large strategic sites, are expected to come forward over the lifetime of the Plan, in order to allow infrastructure to be secured in a fair and equitable way, the Council will consider a system of pooled contributions, or funding through the Community Infrastructure Levy. In October 2007 the Government announced that it no longer intends to pursue proposals for a 'Planning Gain Supplement', which would have levied a form of tax on the increased value of land once it had planning permission for development. Instead it will be investigating the benefits of a 'tariff system' such as that used by Milton Keynes.

~~Burgess Hill and East Grinstead Town Councils have expressed interest in a 'town fund', or tariff system which would allow contributions to be sought from all developments in the town, and then be put into a central 'pot' to fund infrastructure improvements. The District Council is currently investigating how such a system could work in practice. If it is shown to be practical and desirable, and is in line with Government guidance/proposals, then this method could be applied to all three towns.~~

~~The proposed approach is:~~

**Core Policy 36 – Securing Infrastructure Under the Current System**

~~To have a policy that requires appropriate developments to provide or contribute towards the provision of the necessary infrastructure, to be provided in advance of, or in parallel with, development to service the new residents or users of the development. The types of development to which this policy will apply, and the contributions generally expected, are set out in the ‘Development and Infrastructure’ Supplementary Planning Document and its successors;~~

~~Appropriate levels of infrastructure will be sought through both public and private funds. In assessing infrastructure and service requirements the Council will have regard to the cumulative impact of development. Developers will be required to contribute to improved infrastructure and services (including community needs) necessary to support the proposed development; the Council will generally require a programme of delivery to be agreed before development begins.~~

~~Planning Permission will only be granted for developments which increase the demand for off-site services and infrastructure where sufficient capacity exists or where extra capacity can be provided, if necessary through developer funded contributions.~~

~~The Council will seek to introduce a system of pooled standard charges or Community Infrastructure Levy to ensure a more equitable contribution is made to infrastructure and service provision from all residential and commercial development.~~

~~Where appropriate the Council will use a Community Infrastructure Levy to supplement any negotiated Section 106 agreement. Negotiated agreements will still be necessary to secure affordable housing and to address the costs related to specific development site.~~

and

**Core Policy 38 – Infrastructure Tariffs**

~~To have a policy that enables the setting up of a tariff system for each of the towns to ensure that contributions are made by all developments in the towns to fund the necessary infrastructure to support growth.~~

**Transport**

**Strategic Planning Objective**

The policy concerning transport will, in particular, contribute towards delivering the following strategic planning objectives (see pages 14 and 15 for the full wording of the objectives):

- Transport objective
- Climate Change objective

10.18 Transport is a major issue for the District. Many roads are already congested and the London – Brighton main line is heavily used at peak times. Government policy encourages sustainable means of transport such as walking, cycling and the use of public transport, and

there is very little funding available for road improvements of any sort. The transport and land use policies in this Plan seek to achieve the aims and objectives of Government Policy, as well as the strategic planning objectives of this plan, which encourage the use of sustainable means of transport ~~such as walking, cycling and public transport~~. The aim is to foster sustainable economic and population growth by maintaining an efficient transport system for the District, and encourage balanced investment across the County in less polluting and more energy efficient modes of public and private transport.

- 10.19 The District's principal transportation assets, including strategic road and rail corridors, are currently experiencing congestion. To accommodate the level of growth envisaged over the plan period will require an integrated approach to transport with an emphasis on the use of public transport and particular attention given to social inclusion and environmental sustainability, efficiency, safety, and competitiveness.
- 10.20 The plan encourages the provision of enhanced public transport facilities within, to and from Mid Sussex so it becomes a viable and attractive alternative to the private car. Improvements to rail services, as the backbone of the public transport system in Mid Sussex, will be promoted, along with support for improvements to stations and station capacity. The Council will seek further increases in provision to meet growth in demand for rail travel and to serve the needs of the increased population to 2026 and beyond. The plan also encourages improvements to the provision of bus services and access to information about these services.
- 10.21 The development and maintenance of the road network is critical to the economic and social well being of Mid Sussex. The Highways Agency and West Sussex County Council are responsible for the road network. Close working with these organisations will be needed to ensure that transport infrastructure will be firmly integrated with the District's land use strategy. The transport investment programme in the West Sussex Local Transport Plan sets out the County Council's approach to road building, maintenance and safety and sustainable transport measures. This is supplemented by the South, Central and Mid Sussex Area Transport Plans 2006-2016. The Core Strategy will seek to ensure that developments contribute to the aims and objectives of these plans, and that key transport requirements will be delivered in an efficient manner.

### **Core Policy 37 – Transport**

**Development proposals must contribute towards meeting the requirements of the Local Transport Plan, in particular by being located to minimise the need for travel and facilitating and promoting the use of alternative modes of transport to the private car, such as walking, cycling and public transport,**

**A Supplementary Planning Document will be produced that sets out standards relating to parking provision in new developments.**

### **Affordable Housing**

#### **Strategic Planning Objective**

The policy concerning affordable housing will, in particular, contribute towards delivering the following strategic planning objective (see pages 14 and 15 for the full wording of the objectives):

- Social objective

- 10.22 Planning Policy Statement 3: Housing (PPS3) (Annex B) provides the following definitions of affordable housing:

**“Affordable housing:**

*‘Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:*

- *Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.*
- *Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision’.*

**Social rented housing is:**

*‘Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.’*

**Intermediate affordable housing is:**

*‘Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.’ ”*

- 10.23 It goes on to say ‘The terms “affordability” and “affordable housing” have different meanings. “Affordability” is a measure of whether housing may be afforded by certain groups of households. “Affordable housing” refers to particular products outside the main housing market.’
- 10.24 PPS3 identifies the need for local authorities to undertake Strategic Housing Market Assessments. It explains the importance of understanding sub-regional housing markets, and taking into account market information when developing planning policies for housing provision.
- 10.25 Mid Sussex, together with the other local authorities across West Sussex commissioned GVA Grimley to prepare a Strategic Housing Market Assessment in order to provide a robust evidence base with conclusions and recommendations to inform emerging planning and housing policies. A key priority for the Assessment has been that the housing that is provided will meet the needs of residents and the economy of the sub region as a whole. Mid Sussex is part of the housing market identified as Northern West Sussex. This area includes the three local authorities of Mid Sussex, Crawley and Horsham. The Assessment has considered housing need and demand in all housing sectors – owner occupied, private rented and affordable and the key drivers and relationships in the housing market. A number of recommendations have been made to inform affordable housing options including percentages and thresholds.
- 10.26 The Strategic Housing Market Assessment confirms there is an acute need for affordable housing in the housing market area and that local authorities should work to maximise the supply of new affordable housing. The estimated level of need represents between 38% and 56% (the low and high estimate scenarios) of anticipated levels of market house building, taking into account past delivery levels and RSS targets.
- 10.27 PPS3 sets the national minimum threshold for affordable housing at 15 dwellings (the same as the Mid Sussex Local Plan policy H4), but allows local planning authorities to set thresholds of less than 15 dwellings provided this can be justified in terms of economic viability, impact on housing delivery and the creation of mixed communities.

- 10.28 The South East Plan endorses the regional affordable housing target of 40% for the Gatwick area sub-region. The Strategic Market Assessment recommends that a consistent approach is adopted between local authorities in relation to affordable housing thresholds and targets across the sub regional housing market area to avoid overly distorting the differential values and for the area to operate as a strong interconnected economic area. It recommends the adoption of a 40% target for a threshold of 15 dwellings/ 0.5ha. This is based on the findings that larger sites are usually more viable, as infrastructure costs have been considered as part of the land value and that a long term view of future housing demand and viability should be taken. The report is confident that demand for housing in this area over the long term will remain high given it's role in supporting the London economy, the influence of the Gatwick Diamond Economy Strategy, town centre regeneration programmes, that the area is well connected by road and rail and that the area offers a strong overall quality of life. However there needs to be some flexibility in the application of policies in the short term given the current down turn in the economy and viability/delivery issues that currently exist.
- 10.29 However with regards to the smaller sites, a different approach is recommended. The SHMA advises that on sites of between 5 and 14 units, a reduced percentage of 20% should be sought. The justification for this is that smaller sites are usually less viable, but given the acute affordable housing needs of the District and in the rural areas, where predominantly smaller sites for housing are available, a contribution towards the Council's affordable housing target should be sought. A reduced percentage is considered viable on lower thresholds. This approach will deliver affordable housing on smaller sites, which is particularly important in the rural areas.
- 10.30 An important finding of the report is a clear demand for Intermediate Housing to meet the needs of households who cannot afford to buy but can afford to pay more than social rents. There is a range of housing options available to this group, which includes intermediate rent, shared ownership and shared equity schemes. The Strategic Market Assessment recommends that a minimum of 20% of all affordable housing in this area should be provided as Intermediate Housing in the short term, increasing to 30% in the longer term.
- 10.31 In terms of the mix of affordable housing, the Strategic Housing Market Assessment clearly identifies the need to provide a range of accommodation and that the longest waiting times can be for family housing. Therefore, on sites that provide both market housing and affordable housing, the mix of affordable housing should reflect the mix of the market housing that is provided.
- 10.32 The Council has prepared a Housing Strategy for Mid Sussex, which is a key policy document to delivering housing services and meeting housing needs in the District. The targets relating to affordable housing will be kept under review in the context of updating the Council's Strategic Housing Market Assessment and Housing Strategy.
- 10.33 The Strategic Market Assessment indicates that a target of 40% is achievable on larger sites. Lower levels of affordable housing will therefore only be acceptable in exceptional circumstances where, due to the nature of the site or other demands on development, it would not be possible to deliver the target provision. Developers will be expected to demonstrate why 40% affordable housing on sites of 15 units or more or where the site for development is greater than half a hectare in size would not be achievable. On smaller sites the same rule will apply and the provision of lower levels of affordable housing than 20% will also need to be justified. Provision should normally be made on site. Commuted sums will be accepted in lieu of on-site provision only in exceptional circumstances.
- 10.34 It should be recognised that the District Council has prepared a Rural Issues Background Paper, which includes a rural development strategy to guide new development to the most sustainable locations. This Background Paper has identified levels of suitable growth

across the rural area of the District through the identification of four categories of settlements. The final category of settlements are the smallest villages, which the Background Paper considers as only suitable for 100% affordable housing sites (the exception to this will be windfall sites in such settlements). This strategy has been reflected in the policies within the Sustainable Rural Communities chapter. Therefore, in considering a housing development within the Category 5 settlements it will be important that these policies are considered alongside the affordable housing policy, as identified below.

- 10.35 The detailed requirements for the provision of affordable homes, including the need for developers to provide free serviced land, is currently contained in the Council's Supplementary Planning Document on 'Development and Infrastructure'. It is intended to update this SPD in line with the Core Strategy policy, once approved, and to include details of how the commuted sums will be calculated.

**Core Policy 38 – Affordable Housing**

**40% affordable housing will be required from residential developments of 15 dwellings or more, or on sites greater than half a hectare in size. On sites of between 5 and 14 dwellings, 20% affordable housing will be required. These requirements will need to be met unless clear evidence can be provided to show that the site cannot support such a requirement from a viability perspective.**

**The affordable housing will normally be 30% social rented homes, with 10% intermediate homes. A mix of housing will be required to meet a range of needs, including those of larger families, older people or other vulnerable groups, and will generally be expected to reflect the mix of open market housing provided within the scheme. However, both tenure and housing mix will depend on local needs and circumstances. The targets set in this policy will be monitored and kept under review having regard to any changes to the evidence on housing needs and the Council's Housing Strategy.**

**Housing Density and Mix**

**Strategic Planning Objective**

The policy concerning housing density and mix will, in particular, contribute towards delivering the following strategic planning objectives (see pages 14 and 15 for the full wording of the objectives):

- Social objective
- Design objective

- 10.36 Planning Policy Statement 3: Housing (PPS3) emphasises the importance of making efficient use of land and reiterates Government policy that the national indicative minimum density is 30 dwellings per hectare. However, it does allow local planning authorities to set a range of densities across their area. Local planning authorities can plan for, or agree to, densities above and below 30 dwellings per hectare, provided this is justified having regard to:

- The spatial vision for the area, including the level of housing demand and need and the availability of suitable land in the area
- The current and future level of infrastructure, in particular open space
- The desirability of using land efficiently and reducing and adapting to climate change
- Accessibility, particularly to public transport
- The characteristics of the area
- The desirability of achieving high quality, well designed housing.

- 10.37 Mid Sussex is a District that is required to deliver high levels of housing growth in an area of high environmental quality where suitable and sustainable sites are becoming

## **Core Strategy Proposed Submission Document**

increasingly difficult to find. In light of this, it is extremely important that efficient use of land is made. The South East Plan specifies an overall regional target of 40 dwellings per hectare.

- 10.38 The Core Policy on density ensures that efficient use of land is made. The overall net density of residential development should provide between 30 - 50 dwellings per hectare. Significantly higher densities should be achieved at places with good access to public transport and essential facilities, such as town centres. The actual densities of any scheme will be governed by the layout, design, environmental constraints, infrastructure requirements and the types and size of housing that are required in that area. Core Policy 42 – Design seeks to ensure that the character of the locality is protected requiring high quality design that contributes positively to the private and public realm and respects local character. In exceptional circumstances, there may be a justification for lower densities than 30 dwellings per hectare, due to the character of the locality or the type of housing that is needed.
- 10.39 When strategic housing locations are progressed it is likely that a range of densities will be required across the site and this will be determined through detailed master planning. In certain parts of the site, lower densities may be justified based on the character of the adjoining area, environmental considerations and the type of housing that is required. Therefore, appropriate density ranges will be expressed as development principles in subsequent Local Development Documents, such as Town Wide Plans or Development Briefs.
- 10.40 One of the key objectives of the Council is to ensure that new housing developments provide the kinds of homes that are needed. To help meet this objective, the Council will have a strong regard to the need for a range and mix of dwellings in terms of tenures, size and type to meet the varied needs of the community and the changing composition of households.
- 10.41 The Strategic Housing Market Assessment referred to in the Affordable Housing supporting text has established a strategic vision of housing supply and demand up to 2026, and provided the Council with both a better understanding of the local and sub-regional housing markets and a robust evidence base with conclusions and recommendations inform planning and housing policies. The study has built on previous studies, including the Council's Housing Needs Survey 2004 but it is more sophisticated in that it considers housing need and demand in all housing sectors and the key drivers and relationships in the housing market. This Assessment has been a key mechanism in considering the mix of housing that is required across the District.
- 10.42 The Council has prepared an 'Older Persons' Housing Strategy'. This is primarily related to affordable provision for older people, but its aims are also relevant to the open market provision for such households. The strategy states:
- “Enhancing older people’s independence by providing meaningful choice over their future housing and support is the theme that runs through the heart of this strategy. Whilst we recognise the continuing need for good quality residential and nursing care for the most frail and dependent older people, most older people want to live in their existing home or in accommodation that gives them a high degree of independence”.*
- 10.43 The Strategic Housing Market Assessment identifies a number of trends and considers that affordable housing and development of an urban living offer may help to retain younger population and support economic in-migration to work. However movement out of London is likely to remain an important influence on the housing market, with movement potentially both of middle aged family households trading up and seeking the quality of life offered, as well as younger households trying to get onto the housing ladder. Catering for a growing elderly population will also be a key dynamic, and it will be important to provide support to

existing households to stay in their own home, and provide opportunities which offer choices for older households to move to attractive new housing which is suitable for their needs. Therefore there is the need for a mix of dwelling type and size across the District. More specifically there is the need for specialist housing for older persons, provided through both public and private sector provision. This will help to release a supply of larger housing for younger households and improve use of the existing stock. It identifies that much of the existing housing provision is of two and three bedroomed properties and that this provision should continue but realising that there is demand for larger properties as well. The demand for urban living in flatted development in town centres will continue, however the provision of flats in the future will need to be phased and designed carefully as the demand for these in the short term has been affected by the down turn in the economy. There is also a need to provide housing for vulnerable groups in the community, such as those with disabilities.

### **Core Policy 39 – Housing Mix and Density**

**Housing developments (both private and affordable) will secure a mix of dwelling type and size taking into account the size and special characteristics of the site and the character and housing needs of the surrounding area. In appropriate developments, provision should be made for the needs of older people and vulnerable groups. Regard should be given to the Council's Strategic Housing Market Assessment in providing specific types of housing that are needed in the District.**

**Densities of development of between 30-50 dwellings per hectare should be achieved as a minimum in most circumstances. Higher densities will be acceptable in sustainable locations with good access to public transport and essential facilities, such as town centres. In exceptional circumstances lower densities may be acceptable based on the character of the adjoining area, environmental considerations and the type of housing that is required. This lower density will also need to be justified in design terms. On large sites a range of densities may be required across the site and this will be determined through detailed master planning. For these sites density ranges will be expressed as development principles in subsequent Local Development Documents such as Town Wide Plans or Development Briefs.**

### **Character and Design**

#### **Strategic Planning Objective**

The policy concerning character and design will, in particular, contribute towards delivering the following strategic planning objectives (see pages 14 and 15 for the full wording of the objectives):

- Environmental objective
- Design objective

- 10.44 The distinctive and diverse character of Mid Sussex is highly valued by residents and visitors alike. Character is defined as a distinct, recognisable and consistent pattern of elements that make each landscape or townscape different. In Mid Sussex, character has particular importance as the built form and landscape vary significantly between areas such as the High Weald and the South Downs. Each town and village has their own locally important characteristics. Whilst listed buildings, conservation areas, scheduled ancient monuments and registered parks and gardens are statutorily protected, locally important heritage assets which contribute to the character of the District are not offered the same protection. Many of these locally important buildings and landscape features which make such a contribution to the District's character have been identified in By the way of

background ~~studies.~~ ~~work-a~~ Landscape Character Assessment has been undertaken for the District, ~~which.~~ ~~This appraisal~~ identifies different landscape areas, the key characteristics of those areas, changes that are currently taking place and their landscape and visual sensitivities. There have also been Extensive Urban Surveys carried out for all three towns and two of the villages (Cuckfield and Lindfield). These studies assessed the archaeological and historical environment of the older parts of the settlements. Appraisals of a number of the conservation areas have also been carried out by the Council and some communities have prepared their own Village Design Statements. Locally important archaeological sites have been identified on the West Sussex Sites and Monuments Record. A list of locally important historic parks and gardens has been compiled by the Sussex Garden Trust from extensive historical research. The distinctive character of Mid Sussex, and the immediate locality, will be an important consideration in the design of new development.

- 10.45 New developments should be individually distinctive by responding positively to the particular characteristics of their surroundings. This requires the need to respect and address by respecting the existing landscape character and site conditions as well as the scale, proportion and character of the surrounding buildings. Bespoke designs and layouts that address these characteristics ~~should will~~ therefore be sought and encouraged. The quality of the spaces between and around buildings, and the manner in which the buildings relate to these spaces is as important as the buildings themselves. Conversely schemes that rely on standard house designs and layouts that fail to adequately address these issues ~~should will~~ be resisted.
- 10.46 ~~Nevertheless C~~consideration ~~should will~~ also be given to PPS1, which states that “LPA’s should not impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”. Good architecture is normally characterised by an underlying integrity and visual harmony that usually reflects the buildings form of construction, further maximises sustainability benefits/opportunities, as well as the above requirements. High quality contemporary designs that meet these standards will therefore be encouraged. In other instances, it may be more appropriate to achieve a compositional unity that can only be achieved by the careful replication of the proportions and details of the existing buildings. Nevertheless pastiche designs with “bolt on” elements that are poorly integrated should be generally resisted. Design guidance has been produced by a number of different organisations. This includes the West Sussex Design Guide. Development proposals should be accompanied by a ‘Design and Access Statement’ covering both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with.
- 10.47 With respect to community safety as well as security, particular attention should normally be given to creating areas/places that feel safe as well as secure houses. Layouts of new developments should normally be organised so they provide safe, coherent and overlooked spaces with good site lines at the front of buildings and secure boundaries at the rear of buildings especially in built up areas. These principles are reflected in the police initiative ‘Secured by Design.’

#### **Core Policy 40 – Character and Design**

All new development ~~must will~~ be required to be of the highest quality in design and architecture, and contribute positively to the private and public realm (including streets and open spaces) by addressing functionality, community safety, legibility, accessibility, local distinctiveness and the character of the surrounding buildings and landscape.

Locally important historic (but unlisted) buildings, parks and gardens, archaeological sites and areas of townscape character, which materially contribute to the heritage

and character of the District should be preserved and enhanced. National Policy will apply when considering proposals affecting listed buildings, conservation areas, registered historic parks and gardens and scheduled ancient monuments.

### **Changes of Use and Redevelopment of Sites**

#### **Strategic Planning Objective**

The policy concerning the change of use and redevelopment of sites will, in particular, contribute towards delivering the following strategic planning objectives (see pages 14 and 15 for the full wording of the objectives):

- Economic objective
- Social objective

- 10.48 Many development needs can be met by changes of use of land or buildings, either with or without physical changes to structures. Such changes can be the best way to meet current needs without requiring major building works or changes to the historic fabric or pattern of settlements. However, care must be taken to ensure that such changes of use do not result in the loss of an existing use that performs a valuable social or economic function.

### **Core Policy 41 – Changes of Use and Redevelopment**

**Existing uses of land and buildings will be safeguarded unless it can be demonstrated that their loss would not harm the social, environmental or economic wellbeing of the area, or that such harm is outweighed by the benefits of the proposed use.**

### **Coalescence of Settlements**

- ~~10.37 The draft South East Plan supports the identification and protection of strategic gaps where there is a need to prevent the coalescence of settlements, in order to retain the separate identity of those settlements. Policy CC10b of the draft South East Plan requires all strategic gaps to be between settlements each with a population greater than 10,000 persons, and to be no more than 5 miles wide. However, the Panel's Report into the draft South East Plan recommends that a gap should be the minimum required to prevent coalescence of settlements and is unlikely to be more than 2 miles wide. In the light of these criteria there is a need to review the District's strategic gaps, including that between East Grinstead and Crawley, as well as the policy for local gaps.~~

- ~~10.38 The proposed approach is:~~

### **Core Policy 44 – Coalescence**

**To have a policy that:**

- ~~retains the three strategic gaps which most closely meet the South East Plan requirements, i.e. the Burgess Hill/Haywards Heath, the East Grinstead/Crawley and the Burgess Hill/Hurstpierpoint, Hassocks and Keymer<sup>4</sup> Strategic Gaps;~~
- ~~re-designates all other strategic gaps as local gaps; and,~~
- ~~retains all existing local gaps.~~

<sup>4</sup> ~~Making the case that the three settlements of Hurstpierpoint, Hassocks and Keymer have a combined population in excess of 10,000.~~

## 11.0 Implementation Strategy

*The content of this chapter will be influenced by the approach taken in the spatial strategy section of the Core Strategy, which includes the chapters for each of the three towns and the rural community. Therefore, this chapter will be considered alongside the spatial strategy at Better Environment Advisory Group meetings later in the year.*

## 12.0 Delivery and Monitoring Framework

*This section of the Core Strategy details how the document will be monitored, in order to determine its effectiveness, once it has been adopted. The contents of this section will be completed once the Core Policies have been considered by Members. This section also details the key infrastructure that will be expected to be delivered during the plan period. This information will be obtained through liasing with service providers and by undertaking the infrastructure audits. It will be presented in this section of the document at a Better Environment Advisory Group meeting later in the year.*

**Appendix 1 – The Context And Key Findings From The Sustainability Appraisal**

*To be completed once all the policy options have been appraised / re-appraised and the Proposed Submission document has also been subjected to the Sustainability Appraisal process.*

## **Appendix 2: Details of Community Engagement in the Core Strategy**

- A2.1 The preparation of the Core Strategy Proposed Submission Document has involved widespread community engagement. This engagement has been carried out in accordance with the Statement of Community Involvement.
- A2.2 A series of workshops were held at the end of June 2004 in collaboration with Action in Rural Sussex and the existing Area Community Forums. These workshops were based in the three main areas of the District (North, South and Central). In addition a number of workshops were carried out with 'hard to reach' groups. In Mid Sussex these are generally older people, rural groups, disabled people, ethnic minority groups, young people and people on low incomes.
- A2.3 During the meetings, comments were sought on a range of topics and District-wide issues, such as housing, shopping and employment. The constraints imposed by the national and regional policy context were explained. Participants were encouraged to say what they thought were the existing problems and future needs of the District, and think of options for resolving these issues. The outcomes of these workshops have helped shape the objectives for the Core Strategy, and the resultant core policies.
- A2.4 In March 2006 a further series of workshops was held to discuss the specific issue of options for strategic housing growth, based on the figures proposed in the South East Plan. These workshops were held with the three Area Community Forums and a specific stakeholder group comprising town and parish council representatives. A presentation was also made to the Mid Sussex Local Strategic Partnership.
- A2.5 In July 2006 a consultation paper on the strategic housing options was circulated to approximately 100 stakeholders. These stakeholders included statutory bodies such as the water companies and the Highway Agency, local groups such as Action in Rural Sussex and the Mid Sussex Primary Care Trust, and known developer interests.
- A2.6 A second consultation paper was sent out to the same stakeholder groups at the end of August 2006. This consultation paper set out the options for the other policy areas of the Core Strategy. These areas included infrastructure, employment, housing mix and density, and recreation facilities. The consultation paper also set out the vision for Mid Sussex, and the objectives the Core Strategy aims to achieve. The Area Community Forums discussed this second paper in the autumn of 2006 and contributed to the Sustainability Appraisal of some of the policy options.
- A2.7 In November 2006 there was a stakeholder workshop held in Burgess Hill as part of the 'Burgess Hill – Visioning the Future' study by David Lock Associates. A workshop for the Haywards Heath area was held in July 2007, and a Rural Areas workshop was held in September 2007.
- A2.8 Since the Core Strategy Pre-Submission document was consulted upon further community and stakeholder engagement has taken place to help shape the content of this Proposed Submission document. This has included meeting with the Parish Council's to progress the Rural Issues Background Paper and the Sustainable Rural Communities chapter in the Core Strategy. Regular meetings have also taken place with the three Town Council's and their respective Strategic Planning Groups and Three Tiers Groups to progress the relevant town chapters in the Core Strategy. A number of meetings with environmental organisations and service providers have also taken place to help secure their 'buy in' for the Core Strategy proposals.

## Appendix 3: Key Drivers of the Core Strategy

### National, Regional and Strategic Guidance

- A3.1 The national context is set out in Planning Policy Statements (or in some instances Planning Policy Guidance notes, although these will be replaced in time by Planning Policy Statements), Circulars and other statements from Government. Government advice is a material consideration in the determination of planning applications. However, the Local Development Framework will not repeat national advice unless it needs to be clarified because of particular local circumstances.
- A3.2 The regional context is set out in the South East Plan, which was adopted in Spring 2009. This plan forms the regional spatial strategy for the South East and is part of the statutory development plan that must be taken into account when determining planning applications. As with national planning policy, the Local Development Framework should not repeat regional policy but should also be prepared in accordance with it.

### Other Relevant Plans and Policies

- A3.3 The Core Strategy has close links with the Council's Sustainable Community Strategy and Corporate Plan and other strategic and local documents and is not restricted to issues only implemented through the planning system. Therefore, the spatial expression of land use issues included within other strategies produced by the Council and other external organisations have been considered. These include:
- Mid Sussex District Council's Corporate Plan
  - The Mid Sussex Partnership Sustainable Community Strategy 2008 – 2018
  - Town Health Checks and Parish Action Plans (where produced)
  - A Community Safety Strategy for Mid Sussex 2008 - 2011
  - A Cultural Strategy for Mid Sussex 2002 – 2007
  - The emerging Mid Sussex Leisure Strategy 2009 – 2020
  - Better Young Lives – A strategy for young people in Mid Sussex 2009 – 2012
  - Our Green Heritage: A Landscape and Biodiversity Strategy 2001
  - Mid Sussex District Council's Housing Strategy 2005 – 2009
  - Mid Sussex Rural Affordable Housing Strategy
  - Mid Sussex Older Persons' Housing Strategy
  - Mid Sussex Economic Development Strategy & Action Plan
  - West Sussex Local Transport Plan 2006 – 2016, including The Rights of Way Improvement Plan.
  - South, Central and North Area Transport Plans 2005
  - Healthy Mid Sussex – Local Health and Social Care Delivery Plan 2004 –2007
  - Biodiversity Action Plan for Sussex – July 1998 (sections periodically updated)
  - The High Weald AONB Management Plan Review – a 20 year strategy
  - The South Downs Management Plan 2008 – 2013
  - The Mid Sussex Climate Change Action Plan
  - Mid Sussex Play Strategy (2006)
  - The emerging Youth Strategy (2009)
  - The emerging Health Strategy
- A3.4 There are many other strategies produced by external organisations such as West Sussex County Council, West Sussex Primary Care Trust, Sussex Police, environmental groups etc that have been taken into account through the organisations' involvement in the Core Strategy. This engagement has been through discussions with the District and through their participation in the Local Strategic Partnership and Area Community Forums.

### **The Sustainable Community Strategy**

A3.5 The Sustainable Community Strategy was adopted in January 2009. It is a high level, strategic expression of the vision and aims of a wide range of partners who work together as the Mid Sussex Partnership. The shared vision of this partnership is of a thriving and attractive District, which is a desirable place to live, work and visit. Four priority themes, identified below, underpin this vision. These themes are linked to a number of aims, which are also detailed below.

- **Theme 1: Protecting and Enhancing the Environment**
  - Reducing our ecological footprint
  - Managing the causes and impacts of climate change
  - Ensure development is well planned and sustainable
  - Promote biodiversity and enhance our green spaces and the local environment
  
- **Theme 2: Cohesive and Safe Communities**
  - Encourage thriving, cohesive communities with a strong sense of identity and civic pride
  - Provide support to vulnerable people so they can fully participate in their communities
  - Reduce crime, antisocial behaviour and fear of crime
  - Encourage young people to participate in their community in a positive way
  
- **Theme 3: Economic Vitality**
  - Develop a strong, sustainable local economy
  - Provide housing and infrastructure to meet the range of local needs
  - Deliver vibrant town centres that meet economic, social and cultural aspirations of the community
  - Promote learning and training opportunities to improve workforce skills
  
- **Theme 4: Healthy Lifestyles**
  - Provide health services responsive and accessible to local people
  - Provide cultural, leisure and recreational opportunities accessible to all residents
  - Promote healthy lifestyle choices that appeal to all ages
  - Reduce the impact of alcohol and drugs on our community

## **Appendix 4: New Settlements**

*Reference to new settlements will be made when considering the housing strategy for the Core Strategy. This will be done at the Better Environment Advisory Group meetings later in the year.*

<b>Appendix 5: Relationship Of Core Strategy To Local Plan Policies</b>
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A5.1 This table sets out the relationship between the Core Strategy ~~Pre-submission Document~~ and the policies within the saved Local Plan. The Core Strategy will replace some of the saved policies. The remaining policies within the saved Local Plan will continue to be saved until replaced by other policies within future Development Plan Documents.

*This table will be updated once all the policies for the Core Strategy have been considered by BEAG.*

<b>Core Policy</b>	<b>Policy Objective</b>	<b>Local Plan Policy to be replaced</b>
CP 3 Gypsies and Travellers	Provides for levels of pitch provision as base for DPD	H10
CP5 Tourism	Support new tourism within built up area and to allow rural tourism where it can support sustainability of the rural area.	R13
CP8 Leisure Activities and facilities	Supports the provision and development of cultural activities and facilities. Supports Cultural and PPG17 survey results. Refers to new SPD and new standards.	R2, R3, R4, R6, B6 – all replaced once the SPD has been adopted
CP10 Burgess Hill Town Centre	Supports revitalisation of Burgess Hill Town Centre	S1, BH13
CP19 East Grinstead Town Centre	Supports revitalisation of East Grinstead Town Centre	S1, EG11, EG13,
CP22 Haywards Heath Town Centre	Supports revitalisation of Haywards Heath Town Centre	S1, HH13, HH15, HH16
CP30 Development in Rural Areas	Criteria for assessing applications for development in rural areas	C1
CP31 AONBs and National Park	Criteria for assessing applications within AONB and national park	C4
CP 33 Sustainable resources	Requires level 3 of the Code for Sustainable Homes to be met for all new dwellings. Also seeks 'Very Good' BREEAM standard to be met in non-residential developments	New
CP 39 Transport	Minimising need to travel	T4 (part)
CP42 Design	Different character areas, preferred design approaches	B1 (part), B16,
CP43 Change of use and redevelopment	Safeguarding existing uses	New
Core Policy on Flood Risk	To avoid development being placed at an unacceptable risk from flooding and to reduce certain existing flood risk problems	CS15

## Appendix 6: Evidence Base for the Core Strategy

The Evidence Base for the Core Strategy includes the following documents:

- Funding the Future of Mid Sussex 2004 (*MSDC*)
- Mid Sussex District Housing Needs Survey 2004 (*David Couttie Associates*)
- A Landscape Character Assessment for Mid Sussex 2005 (*MSDC*)
- A Vision for Mid Sussex 2005 (*Harrison:Fraser*)
- Crawley, Horsham and Mid Sussex Employment Land Review 2005 (*WS Atkins*)
- Mid Sussex Urban Potential Study 2005 (*MSDC*)
- Study Relating to the Financial Viability Impacts of Affordable Housing Policy Options in West Sussex 2005 (*Adams Integra*)
- The Sustainability Hierarchy of Settlements in Mid Sussex 2005 (*MSDC*)
- Feasibility Studies for Development Options at Crawley, Haywards Heath and Burgess Hill 2005/06 (*WS Atkins*)
- Mid Sussex Historic Landscape Characterisation 2006 (*West Sussex County Council*)
- Mid Sussex PPG17 Assessment of Open Space, Sport and Recreation 2006 (*Kit Campbell Associates*)
- A Revision of the Ancient Woodland Inventory for Mid Sussex District Council, West Sussex 2007 (*Weald Ancient Woodland Survey*)
- Burgess Hill: Visioning the Future 2007 (*David Lock Associates*)
- Mid Sussex District Council Retail Study 2007 (*GVA Grimley*)
- Mid Sussex Employment Study 2026 Extension 2007 (*WS Atkins*)
- Mid Sussex Extensive Urban Surveys 2007 (*Roland B Harris*)
- Mid Sussex Landscape Capacity Study 2007 (*Hankinson Duckett Associates*)
- West Sussex Gypsy and Traveller Accommodation Needs Assessment 2007 (*David Couttie Associates*)
- PPS25 Sequential Test for the Spatial Strategy contained within the Core Strategy Pre-Submission Document 2008 (*MSDC*)
- Strategic Flood Risk Assessment 2008 (*MSDC*)

**NOTE:** Further studies will be identified in this appendix once they have been completed. This includes the Appropriate Assessment, the Strategic Transport Study, the Strategic Housing Land Availability Assessment, the Strategic Housing Market Assessment and the Rural Issues Background Paper.

The background studies above can be viewed in full on the Mid Sussex District Council website: <http://www.midsussex.gov.uk/page.cfm?pageID=4291>. A summary document of all the background studies is being produced that will also be available on the website. This summary document will provide a brief overview of each study identifying the key findings and its impact on the Core Strategy.

## Appendix 7 – Glossary

### Abbreviations

<b>AA</b>	Appropriate Assessment
<b>AMR</b>	Annual Monitoring Report
<b>BVPI</b>	Best Value Performance Indicator
<b>DCLG</b>	Department for Communities and Local Government <sup>2</sup>
<b>DPD</b>	Development Plan Document
<b>GOSE</b>	Government Office for the South East
<b>LDD</b>	Local Development Document
<b>LDF</b>	Local Development Framework
<b>LDS</b>	Local Development Scheme
<b>LPA</b>	Local Planning Authority
<b>LSP</b>	Local Strategic Partnership
<b>PPG</b>	Planning Policy Guidance
<b>PPS</b>	Planning Policy Statement
<b>RSS</b>	Regional Spatial Strategy
<b>SA</b>	Sustainability Appraisal
<b>SCS</b>	Sustainable Community Strategy
<b>SEA</b>	Strategic Environmental Assessment
<b>SCI</b>	Statement of Community Involvement
<b>SOS</b>	Secretary of State
<b>SEEDA</b>	South East England Development Agency
<b>SEERA</b>	South East England Regional Assembly
<b>SPD</b>	Supplementary Planning Document

**Appropriate Assessment** – This is required to determine whether or not a Local Development Document, in combination with other plans and policies, is likely to have an adverse impact on the integrity of sites designated for their biodiversity importance under the European Habitats Directive.

**Annual Monitoring Report** - This report looks at the implementation of the Local Development Scheme and how well the policies in the Local Development Documents are being achieved.

**Area Action Plan** - Area Action Plans are a type of Development Plan Document. These are used to provide a planning framework for areas of change or conservation

**Best Value Performance Indicator** - Data measuring local authority performance on a wide range of indicators used to allow comparisons between authorities

**Core Strategy** – This document is the principal Development Plan Document, setting out the long-term spatial vision for the District, as well as strategic objectives for the area and core policies.

**Development Plan** – As set out in section 38(6) of the Planning and Compulsory Purchase Act, an area's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within the Local Development Framework.

**Development Plan Documents** – All Local Authorities must produce Development Plan Documents. These documents include the Core Strategy, Site Specific Allocations of Land, Area Action Plans (where needed), and Generic Development Control Policies. These are spatial documents and are subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

**Indicators** - A measure of variables over time, which can be used to measure achievement of objectives

**Issues and Options** – Under the requirements of Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004, Issues and Options consultation was required during the early production stage of a Local Development Document. This stage now forms part of

<sup>2</sup> Formerly the Office of the Deputy Prime Minister (ODPM)

## ***Core Strategy Proposed Submission Document***

Regulation 26 consultation under the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

**Local Community** – A generic term, which includes all individuals (including the general public) and organisations external to the District Council. It includes the statutory and other consultees.

**Local Development Document** – The collective term for documents that form part of the Local Development Framework. These documents can either be a Development Plan Document, a Supplementary Planning Document or the Statement of Community Involvement.

**Local Development Framework** - Introduced by the Planning and Compulsory Purchase Act 2004 as the replacement for Local Plans. It is the term used to describe the whole portfolio of planning policy documents (Local Development Documents) setting out the planning strategy and policies for the area. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

**Local Development Scheme** – This document sets out the timetable for the preparation of the Local Development Documents. It identifies which Development Plan Documents and Supplementary Planning Documents are to be produced and when.

**Local Plan** - The Local Plan sets out planning policies and allocations of land for development. It sets out where different types of development such as housing, shops and offices, are to be built during the plan period. Following commencement of the Planning and Compulsory Purchase Act (2004) they have been superseded by Local Development Frameworks.

**Local Strategic Partnership** – The partnership is a non-statutory, non-executive body bringing together representatives of the public, private and voluntary sectors. The Local Strategic Partnership is responsible for the preparation, implementation and monitoring of the Sustainable Community Strategy. In the case of Mid Sussex the Local Strategic Partnership is known as the Mid Sussex Partnership.

**[Place shaping – The creative use of powers and influence to promote the general well being of a community and its citizens.](#)**

**Planning and Compulsory Purchase Act (2004)** - Introduced significant changes to the plan making process at all levels.

**Planning Policy Statement** - Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.

**Pre-submission Document** – Under the requirements of Regulation 26 of the Town and Country Planning (Local Development) (England) Regulations 2004, the production of the Pre-Submission document followed the Issues and Options stage. This document was required to be issued for formal public consultation and set out proposed policy approaches. This stage now forms part of Regulation 26 consultation under the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

**Proposals Map** – The adopted Proposals Map illustrates all of the policies and proposals in the Development Plan Document and any saved policies that are included in the Local Development Framework.

**Previously Developed Land** - Land which is or was occupied by a permanent structure (excluding agriculture or forestry buildings). The definition covers the curtilage of the development.

**Proposed Submission Document** – The version of the Local Development Document that is prepared with the view that it will be submitted to the Secretary of State once it has been consulted upon.

**Regional Spatial Strategy** – This strategy sets out the policies for the region in relation to development and use of land and forms part of the development plan for Local Authorities. See South East Plan.

**Regulations** - As set out in the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

**Section 106 Agreement** - A binding agreement between the Council and a developer on the occasion of granting a planning permission, regarding matters linked to the proposed development.

Used to secure matters necessary to render planning applications acceptable by offsetting the costs of the external effects of development e.g. on local schools, which could not be secured through the imposition of planning conditions.

**Sites of Special Scientific Interest (SSSI)** - Areas identified by Natural England as being of special interest for their ecological or geological features.

**Site Specific Allocations** – These are allocations for specific or mixed uses of development contained in Development Plan Documents. The policies in the document will identify any specific requirements for individual proposals.

**South East England Development Agency (SEEDA)** - Is the Regional Development Agency for the South East, is responsible for the sustainable economic development and regeneration of the region. It is a business led organisation, with some government funding and is accountable to Government.

**South East England Regional Assembly (SEERA)** - A representative body, comprising 111 members including elected councillors, nominated by the region's local authorities. There are also regional representatives chosen by town and parish councils, voluntary sector, environmental groups, business and economic partnerships, education and cultural networks and faith communities.

**South East Plan** - The South East Plan is the Regional Spatial Strategy for this region. It replaces the regional guidance set out in Regional Planning Guidance Note 9 (RPG9). It was produced by SEERA and sets out a spatial framework of strategic policies that will promote an integrated, coordinated and a more sustainable approach to development in the region up to 2026.

**Stakeholders** - Stakeholders include any person or organisation, local or national, who have a legitimate interest in what happens in our area.

**Statement of Community Involvement** –The Statement of Community Involvement is Mid Sussex District Council's formal policy to identify how and when local communities and stakeholders will be involved in the preparation of the documents to be included in the District's Local Development Framework. The Statement also sets out the process for consultation regarding planning applications that the District Council is responsible for determining.

**Strategic Environmental Assessment** – The European 'SEA Directive' (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.

**Submission Version** – The version of a Local Development Document that is formally submitted to the Secretary of State. This is undertaken once consultation on the Proposed Submission document has been completed and no representations have been received that have raised issues that are likely to result in the Local Development Document being found unsound at Examination.

**Supplementary Planning Documents** – These documents provide supplementary information to the policies in the Development Plan Documents. They form part of the Local Development Framework, but are not subject to independent examination.

**Sustainability Appraisal** – Sustainability Appraisal is a tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, economic and environmental factors). It is required under the Planning and Compulsory Purchase Act to be carried out on all Development Plan Documents and Supplementary Planning Documents.

**Sustainable Community Strategy** – A Sustainable Community Strategy is a high level, strategic expression of the vision and aims of a wide range of partners who represent the residential, business, statutory and voluntary interests of a local area. The Sustainable Community Strategy should inform the Local Development Framework and act as an umbrella for all other strategies devised for the local area. The Local Government Act 2000 requires the production of the Sustainable Community Strategy. A copy of the Mid Sussex Sustainable Community Strategy can be viewed on the Mid Sussex District Council website at: [www.midsussex.gov.uk](http://www.midsussex.gov.uk), from the Community Service link.