



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

Appendix A

**Mid Sussex Core Strategy**

**Draft – (without renewable energy, leisure, housing and employment strategies)**



## **Contents**

	Foreword	<b>3</b>
<b>1.0</b>	Introduction to the Mid Sussex Local Development Framework and the Core Strategy	<b>4</b>
<b>2.0</b>	Characteristics of Mid Sussex	<b>5</b>
<b>3.0</b>	Issues, Problems and Challenges for Mid Sussex	<b>8</b>
<b>4.0</b>	The Spatial Vision for Mid Sussex	<b>12</b>
<b>5.0</b>	The Spatial Strategy for Mid Sussex	<b>15</b>
<b>6.0</b>	Burgess Hill	<b>21</b>
<b>7.0</b>	East Grinstead	<b>23</b>
<b>8.0</b>	Haywards Heath	<b>25</b>
<b>9.0</b>	Sustainable Rural Communities	<b>27</b>
<b>10.0</b>	Generic Core Policies	<b>31</b>
<b>11.0</b>	Implementation Strategy	<b>42</b>
<b>12.0</b>	Delivery and Monitoring Framework	<b>43</b>
<b>Appendix 1:</b>	The Context and Key Findings of the Sustainability Appraisal	<b>44</b>
<b>Appendix 2:</b>	Details of Community Engagement in the Core Strategy	<b>45</b>
<b>Appendix 3:</b>	Key Drivers of the Core Strategy	<b>46</b>
<b>Appendix 4:</b>	Relationship of Core Strategy to Local Plan Policies	<b>48</b>
<b>Appendix 5:</b>	Evidence Base for the Core Strategy	<b>53</b>
<b>Appendix 6:</b>	Glossary	<b>54</b>

**Foreword**

## 1.0 Introduction

- 1.1 Mid Sussex benefits from having a high quality and attractive countryside and it is an asset to the District that much of this is easily accessible. The District also benefits from a high quality urban environment with the opportunity to regenerate and revitalise the three town centres to provide first class shopping and recreational facilities whilst also benefiting the economy and meeting part of the District's housing need.
- 1.2 However, Mid Sussex will require the development of other areas to offer the right mix of housing, jobs, schools and facilities. This will require a clear vision as to the kind of place Mid Sussex should be in the future. The vision needs to be shared by the community, organisations and by other strategies to work towards the delivery of common goals. This is the process of spatial planning.

What is Spatial Planning?

- 1.3 The shift in emphasis in the planning system towards a spatial approach has been made with the aim to deliver positive social, economic and environmental outcomes. Its delivery requires planners to collaborate actively with the wide range of individuals, groups and agencies that help to shape local areas and deliver local services. The spatial planning objectives set out in the Core Strategy should be aligned not only with national and regional plans, but also with the shared local priorities as set out in the Sustainable Community Strategy.

Definition of Spatial Planning

*“Planning which goes beyond traditional land uses to integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use (for example by influencing the demands on or needs for development) but which are not capable of being delivered solely or mainly through the grant or refusal of planning permission and which may be implemented by other means<sup>1</sup>”* (Planning Advisory Service).

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

- 1.4 The Local Development Framework (LDF) is required to set out a spatial plan for how the District is expected to change over a period of time. The LDF should therefore reflect other strategies and policies for the District, which covers issues such as the economy, education and healthcare.
- 1.5 The Mid Sussex Core Strategy is a key document in the Local Development Framework. Once adopted, it will provide the vision, broad principles and spatial approach for all subsequent Local Development Documents and their policies for the period up until 2026. Over time, it will replace the Mid Sussex Local Plan adopted in 2004. It has been prepared in general conformity with the adopted South East Plan, which is the regional spatial strategy for the area.
- 1.6 A great deal of information has been gathered to provide the basis for preparing the Core Strategy. Much is original research commissioned by the Council and is available to view through the Council's website. The information, often referred to as the “evidence base”, has been used to help identify the issues facing the District and to develop and test different solutions, or options.

---

<sup>1</sup> <http://www.pas.gov.uk/pas/core/page.do?pageId=12542>

## 2.0 Characteristics of Mid Sussex

### Geographic and Transport Characteristics

- 2.1 Mid Sussex is approximately 128 square miles in size and is predominantly rural in character with attractive countryside, scattered villages and hamlets and three towns, Burgess Hill, East Grinstead, and Haywards Heath.
- 2.2 The District is located on the eastern edge of West Sussex and shares administrative boundaries with the Lewes and Wealden Districts in East Sussex, 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.
- 2.3 A number of strategic and sub-regionally important roads cross the District. The A/M23 corridor runs north/south through the west of the District, and connects with the A27 east/west route to the south. The A272 is an east/west route, passing through the centre of the District and the A264 east/west route connects with the A22 north-south route at East Grinstead in the north of the District. Generally speaking the north/south routes within the District are of better quality than the east/west routes.
- 2.4 The District is served by the London-Brighton mainline railway with stations at Balcombe, Haywards Heath, Burgess Hill, Wivelsfield and Hassocks. East Grinstead is rail-linked northwards to London via East Croydon, but has no southerly railway link. Despite the number of railway stations within the District and the frequency of services that operate, the private car has a prominent role to play in the transportation of people in Mid Sussex. This point is emphasised by the relatively high levels of car ownership (the proportion of households in Mid Sussex that do not have access to a motor vehicle is 14%, which compares to the national average of 27%) and the fact that a number of the District's strategic highway routes are near to, or at capacity during peak travel times.
- 2.5 The District is a popular place to live, partly due to its convenient location close to the regional centre of Crawley and the adjacent London Gatwick Airport, as well as being within a commuting zone for both London and the south coast. The proximity of Gatwick Airport is an important influence on the District, attracting businesses, residents and visitors to the area.

### Demographic Characteristics

- 2.6 Mid Sussex has a population of approximately 130,300<sup>2</sup> persons spread across approximately 53,500 households. The population is reasonably balanced in terms of age and gender although it is ageing and there are fewer young adults between the ages of 20-35 and more 40-60+ year olds compared to the national average. 60% of the population live in the three main towns with the remainder living in the smaller villages and rural areas. The District has seen continuous growth over recent decades with an increase of 15% in population and a 32% increase in households since 1981.

### Economic Characteristics

- 2.7 Mid Sussex has a relatively healthy economy with a high economic activity rate and low unemployment. The main sources of employment in the area are from the service sector, including banking and finance, distribution, public administration, education and health. Manufacturing remains an important sector in Mid Sussex and includes a number of industries at the forefront of modern technology. Although now employing only a relatively small number of people, agriculture remains integral to the rural economy. There are

---

<sup>2</sup> Mid-2007 figure

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

estimated to be over 5,000 businesses in the District. 86% of Mid Sussex businesses employ 10 or less people although the larger companies account for 76% of the workforce.

- 2.8 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.
- 2.9 The recently completed West Sussex Strategic Housing Market Assessment identified Mid Sussex as having an affluent population with a high proportion of wealth achievers (47%) and low amounts of those classed as moderate means (5%) and hard pressed (6%). An analysis of the occupational profile of residents in Mid Sussex reveals that the District has a large proportion of residents employed within higher level managerial/professional occupations.
- 2.10 Mid Sussex is an important source of local labour and for commuters from other locations. 65% of jobs in Mid Sussex are filled by people living in the District. However, only 54% of residents who have a job work in the District. 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 per day.

### **Social Characteristics**

- 2.11 Mid Sussex is one of the least deprived areas in England when measured against national statistics. However, there are some pockets of deprivation within the District.
- 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%. 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.
- 2.13 The current housing offer in Mid Sussex is dominated by private sector ownership (80%), meaning that there are comparatively low levels of social housing (10%) and private renting (10%). There is a considerable demand for housing in the District, predominantly due to the national trend of decreasing household sizes and as a result of the District's popularity as a place to live. As a result of this, house prices in Mid Sussex are relatively high. Furthermore, the ratio of house prices to incomes is high in regional terms. In common with most areas where house prices are high in relation to income there is a shortage of affordable housing in the District.

### **Cultural and Leisure Characteristics**

- 2.14 A number of historic houses and gardens are located in Mid Sussex, including Nymans and Wakehurst Place. The Bluebell Steam Railway is a popular attraction, and work is well advanced to extend the line into East Grinstead. A number of significant events are held locally, such as the British Jumping Derby meeting, at the All England Jumping Course in Hickstead, and the South of England Show, which is held annually at the showground in Ardingly. Around 3.4 million people a year visit the area and this may increase as a result of the designation of the South Downs as a National Park.
- 2.15 The District has the advantage of good leisure facilities 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

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

significant number of outdoor sports facilities operated by voluntary clubs, particularly in the north of the District.

- 2.16 Mid Sussex benefits from nearly 600km of public Rights of Way, a valuable resource to both residents and visitors. Several 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 that contribute to the network of open space.

### **Environmental Characteristics**

- 2.17 The District is privileged to have an attractive environment with three national character areas (the High Weald, the Low Weald and the South Downs). The Landscape Character Assessment for Mid Sussex identifies ten distinct character areas with specific land management and planning guidelines for each.
- 2.18 60% of the District is covered by nationally protected landscape designations. The High Weald (Area of Outstanding Natural Beauty) is 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 South Downs (National Park) 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.
- 2.19 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.
- 2.20 Woodland is an important ecological resource and landscape characteristic and Mid Sussex is the tenth most wooded district in the South East. Two thirds of its woodland is classified as ancient, which covers 16% of the District's area.
- 2.21 The risk of flooding from rivers and streams 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.

### **Historical Characteristics**

- 2.22 The District is rich in heritage, which contributes to the unique character and identity of Mid Sussex. There are over 1,000 Listed Buildings, 36 Conservation Areas and 1,100 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.

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

3.1 This section identifies the key issues, problems and challenges facing Mid Sussex, which the Core Strategy is seeking to address. These issues, problems and challenges have been drawn from the Mid Sussex Sustainable Community Strategy, the District Council's Corporate Plan and from early engagement and formal consultation on the Core Strategy. The issues, problems and challenges can be categorised under the following headings:

- a) **The need to protect and enhance the built and natural environment and manage the causes and impacts of climate change.**
- b) **Delivering a range and mix of housing appropriate to the needs of the District**
- c) **The need to support a dynamic economy**
- d) **Addressing infrastructure needs and building sustainable communities**
- e) **The need to support and enhance rural communities**

a) The need to protect and enhance the built and natural environment and manage 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. This is emphasised by the amount of the District that has been designated as either a National Park or Area of Outstanding Natural Beauty (AONB). Managing development in a way that maintains and enhances the quality of countryside and the settlements will be a challenge, particularly as the District has limited large-scale opportunities for development on previously developed sites within its urban areas. A key challenge will be the need to maintain separation between settlements to protect their identity and to prevent coalescence.

3.3 Built-up areas should be visually contained and the countryside easily accessible from the main settlement areas. Work has been undertaken on the creation of green corridors, particularly in Burgess Hill and Haywards Heath. In the case of Burgess Hill, a Green Circle Network is being 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. A key challenge is to ensure that these green corridors/spaces are made easily accessible and that opportunities to expand and improve such areas are implemented.

3.4 The need to create and maintain an attractive and healthy environment is 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.

3.5 A number of Town and Parish Councils have identified a need for additional or higher quality paths and cycle ways in their areas. These paths and cycle ways should, where possible, be multi-use as well as being suitable for leisure and recreation purposes, in addition to utility purposes. There is also a need to promote greater access to the countryside by sustainable forms of transport.

3.6 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. It is recognised that both ground and surface waters face threats from over-abstraction and pollution.

- 3.7 A key challenge for Mid Sussex will be to reduce its current carbon footprint whilst accommodating increased growth. Addressing the causes and impacts of climate change is a global and national issue. 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. Whilst fluvial flood risk is low in the District, there is 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.

b) Delivering a range and mix of housing appropriate to the needs of the District

- 3.8 Probably the most significant issue for Mid Sussex will be to meet the extremely challenging housing requirement for the District, as set out in the South East Plan. Despite considerable opposition from the District Council, this regional policy document requires the delivery of 17,100 net additional homes to be built in the District between 2006 and 2026. This represents one of the largest housing targets in the southeast region in what is a significantly environmentally constrained District. An important aspect of the housing provision is ensuring that the mix of housing matches the needs of the District. Achieving a balanced housing supply, that is flexible enough to meet the needs of all age groups and mobility, is a very significant challenge for the Mid Sussex Core Strategy. With significant housing growth earmarked for Mid Sussex it will be an important challenge to ensure that development is designed in a way that encourages people to take pride in their neighbourhoods and discourages anti-social behaviour.
- 3.9 Mid Sussex has an ageing population. 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% or 11,600 persons. Furthermore, the so-called 'older old', or over 85 age group, who are likely to have further support needs, is set to almost double from the current 2.3% of the population to 4.1% in 2029 or a further 2,500 persons. 61% of women aged 75 or over in Mid Sussex now live on their own and more older people are living longer and staying in their own, often 'family sized' homes and these properties are not being released onto the housing market. These factors highlight the increasing need for the provision of suitable housing and support networks.
- 3.10 There are also pressures from families splitting up and needing two 'family' homes and the increasing creation of single person households. 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. The Strategic Housing Market Assessment emphasises the need for affordable housing provision in the District, with an annual need to deliver between 357 and 477 affordable homes being highlighted.
- 3.11 A Gypsies and Travellers Accommodation Assessment has revealed that, 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 number of pitches that each District needs to provide is based on the findings of the Assessment.

c) The need to support a dynamic economy

- 3.12 The attractive countryside and proximity to Gatwick are important attractors to the continued economic development of this area and the District currently enjoys a relatively healthy economy and low unemployment. However, while still relatively low, unemployment is increasing which is seen as a reflection of the current global credit crisis.

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

- 3.13 The District is 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 balancing this with protecting and enhancing the amenities and environment of the District. This will be a key challenge that the Core Strategy will need to address.
- 3.14 It is 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 local businesses requirements. However, earnings in the District have not kept pace with house prices and 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.
- 3.15 Although the focus of the District's economy is predominantly on the three towns, it is essential that the Core Strategy also plans for the rural economy, which, over the last few years, has been adversely impacted upon from the downturn in the farming industry.
- 3.16 The District's three town centres are recognised as 'under-performing' in economic terms. All three of them have lacked substantial investment over recent years and do not offer the quality of facilities that they should. This has resulted in the leakage of expenditure to neighbouring larger centres such as Crawley, Brighton, Horsham and Tunbridge Wells. The District Council has already begun the process of implementing an action plan to revitalise the three town centres through the formulation of the Better Mid Sussex Partnership between the Council and Thornfield Properties plc. It is important that the Core Strategy demonstrates the Council's continued support for the revitalisation of the three town centres.

#### **d) Addressing infrastructure needs and building sustainable communities**

- 3.17 There is an acknowledged deficit in service and community infrastructure across the District. 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.
- 3.18 The Council is working with the utility companies for improved levels of service provision including water and sewerage infrastructure. With high levels of growth earmarked for the District, a key issue will be how the increased demands on these utility provisions can be met whilst ensuring that environmental standards are not adversely impacted. In the case of water provision, a challenge will be to implement the twin-track approach of demand management with higher standards of water efficiency and reducing leakage and by the provision of new strategic resources.
- 3.19 The need for new social, education (including library provision), childcare and health infrastructure to meet growing needs and aid the development of healthy, prosperous, sustainable communities and reduce social exclusion in some areas of the District is a challenge for Mid Sussex. The Council will need to work effectively with the relevant authorities to provide new facilities in a timely manner. Burgess Hill and East Grinstead are particularly short of doctors and dentists and the Council is working with the Primary Care Trust to address these problems District wide.
- 3.20 Some parts of the District are deficient in open space and sports/play provision, such as the eastern side of Burgess Hill. The Core Strategy will need to set out an approach to put right these deficiencies.
- 3.21 Transport is an issue that figures very prominently in Mid Sussex. As identified in the characteristics section, a number of key strategic transport routes pass through the District,

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

including the A/M23 and the London to south coast railway line. Due to the strategic importance of these routes, their usage is high, which does lead to congestion. Congestion and unreliable journey times can prejudice economic success and development as well as harm the environment and air quality. The challenge in the future is to manage growth to deliver economic and social wellbeing without increasing congestion and seeking to mitigate existing problems.

- 3.22 The District Council's proximity to the employment centres of Crawley, Gatwick, London and the south coast mean that there are significantly high levels of out-commuting, which is a significant contributor to congestion on certain key roads and railway services. A key challenge will be to ensure that this level of out-commuting does not impact upon the economic vitality of the district and does not result in unsustainable travel patterns. A key challenge for the Core Strategy will be to reduce the need to travel by locating homes, jobs, shops and services in the most accessible places. However, it will be insufficient to deliver growth in Mid Sussex without improvements to the transport system. This includes improvements to the road network, public transport, walking and cycling routes. The Core Strategy will need to facilitate this.

### **e) The need to support and enhance rural communities**

- 3.23 Mid Sussex is predominantly rural in nature and its rural settlements act as local service centres and attractive places to live for many of the District's residents. Although the District's villages and small settlements are diverse in character, they face many similar challenges such as the provision of rural services and facilities and affordable housing for local people. Issues of housing affordability and social exclusion are equally if not more problematic in rural communities with a significant impact on local people's ability to remain within their communities.
- 3.24 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.
- 3.25 Supporting and enhancing rural communities<sup>3</sup> is vital to ensure that local services and facilities are maintained. Development should be directed towards local service centres that support surrounding areas and to communities whose needs would not otherwise be met through the application of usual sustainability criteria for the distribution of development.

---

<sup>3</sup> Housing Needs Surveys, Parish Plans and the Rural Issues Background Paper

## 4.0 The Spatial Vision and Strategic Planning Objectives for Mid Sussex

### The Vision

4.1 The Core Strategy provides the spatial vision for how Mid Sussex will look in 2026. The vision brings together the 'Characteristics' and 'Issues, problems and challenges' as set out in Chapters 2 and 3 and the priorities and vision of the Sustainable Community Strategy. Underpinning the vision are a set of strategic planning objectives that have been defined to deliver the spatial vision and provide the direction for the spatial strategy and policies, which follow in the subsequent sections of this Core Strategy document.

4.2 As mentioned above the Mid Sussex Sustainable Community Strategy sets out a vision for the District, which is as follows:

*“The vision shared by the members of the Mid Sussex Partnership is of a thriving and attractive District, a desirable place to live, work and visit. Our aim is to maintain, and where possible, improve the social, economic and environmental well being of our District and the quality of life for all, now and in the future.”*

4.3 Four priority themes underpin this vision. They are as follows:

- Protecting and enhancing the environment
- Promoting economic vitality
- Ensuring cohesive and safe communities
- Supporting healthy lifestyles

4.4 The following vision guides the rest of the Core Strategy. It sets out four priority themes, as identified above, and gives a spatial interpretation of the vision for Mid Sussex.

### Vision for Mid Sussex

***Mid Sussex is a thriving and attractive District, a desirable, healthy place to live, work and visit, with strong, safe and prosperous communities.***

<i>Priority themes</i>	<i>Vision</i>
<i>Protecting and enhancing the environment</i>	<i>Where the highly valued character of the built and the exceptional natural environment is protected and enhanced and the locally distinct rural nature of Mid Sussex retained. Where new development will be delivered that is able to respond to the effects of climate change and the District's carbon footprint will be significantly lower than now.</i>
<i>Promoting economic vitality</i>	<i>Where employment and housing growth is balanced with the exceptional natural environment. Where highly valued businesses are retained and the need for commuting journeys reduced. Where the workforce will have the skills to match local business. Where the town centres are vibrant attractive areas, serving local communities and competing successfully with larger regional centres.</i>
<i>Ensuring cohesive and safe communities</i>	<i>Where a high quality, sufficient, accessible and affordable housing supply with balanced and flexible support networks to meet the needs of all age groups and mobility. Where transport, services and facilities infrastructure are sufficient to meet needs.</i>
<i>Supporting healthy lifestyles</i>	<i>A place with first class cultural and sporting facilities, where the countryside is easily accessible to all. The South Downs National Park is key contributor towards this.</i>

## **Strategic Planning Objectives**

4.5 The Strategic Objectives for Mid Sussex are the foundation of this document. The strategic objectives set out how we will seek to manage growth in a sustainable and joined up way. The objectives describe how the District Council, in partnership with key stakeholders, intend to achieve the vision up to the year 2026. The objectives take effect through the policies in the Core Strategy, as well as other Local Development Documents, which say how, when and where the objectives will be achieved. The strategic objectives build on national and regional planning policy and have been shaped by consultation on the Core Strategy, the evidence base work and the outcomes from the Sustainability Appraisal process.

### **1 - Locational Objective:**

- To maximise opportunities for re-using suitable previously developed land in urban areas and to plan for new development in the most sustainable locations.

### **2 - 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 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 the separation between the settlements, and its varied and historic character; and
- The natural resources and rural economy of Mid Sussex.

### **3 - Economic Objective:**

To ensure continued sustainable economic growth in Mid Sussex by;

- Retaining and attracting high value-added businesses to Mid Sussex;
- Retaining and attracting school leavers, graduates and key workers through the provision of good quality, affordable housing stock.
- 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.

### **4 - Social Objective:**

- To deliver the homes and accommodation required to meet the needs of the District; 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 deliver sustainable communities.

**5 - Infrastructure Objective:**

To ensure that new development is supported by necessary and appropriate infrastructure provision, which is delivered in parallel with the development, 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, which include open space, leisure and recreational facilities; 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.

**6 - 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.

**7 - 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.

**8 - 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.

**9 - Design Objective:**

- To promote high quality design, materials, construction, and safe, legible layouts (i.e. clearly understood) 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, as identified in the Landscape Character Assessments and Extensive Urban Surveys.

## 5.0 The Spatial Strategy for Mid Sussex

- 5.1 Having identified the vision and strategic objectives, this section sets out the key locations within Mid Sussex where development will help in the delivery of the vision and achieve the strategic objectives – this is the spatial strategy.

### Mid Sussex Settlement Hierarchy and Development Distribution

- 5.2 Key to the distribution of future development in Mid Sussex, particularly housing and employment, is the identification of the most appropriate locations for such development. With the District containing three towns and large number and great variety of villages a clear planning approach towards them is necessary based upon an understanding of their current characteristics and function and their aspirations for the future. A settlement hierarchy has therefore been developed to set out the role of individual settlements and to provide a basis for the distribution of development across the District.
- 5.3 The Government's general strategy is to focus new development on urban areas to take advantage of existing services and facilities and to underpin urban revival. This approach is recognised at the regional planning policy level with the South East Plan identifying all three towns in Mid Sussex as either secondary regional centres<sup>4</sup> (East Grinstead and Haywards Heath) or with the potential for future strategic growth (Burgess Hill). The approach of this Core Strategy 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.
- 5.4 As already mentioned, Mid Sussex has a large number of villages that are of varying sizes with differing characteristics. The Council has undertaken a review of these villages in order to develop the settlement hierarchy. This review has been documented in the Rural Issues Background Paper, which was produced following extensive consultation with each of the District's Parish Council's. The villages have been placed in one of four categories, with each category identifying a vision for those settlements that fall within it. It should be noted that the three towns fall into Category 1 of the settlement hierarchy. This Core Strategy document contains a chapter for each one of these towns, which includes a vision for how they should look in 2026. The categories and associated visions for the villages are as follows:

#### **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**

---

<sup>4</sup> Policy TC1 identifies Secondary Regional Centres and Primary Regional Centres. The supporting text to the policy states that these centres “will be the focus for large scale developments.”

## **Core Strategy Proposed Submission Document**

*These villages will provide a focus for essential services for the needs of their own residents and immediate 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.*

- 5.5 The Council's work on the Rural Issues Background Paper has assessed facilities, functions and accessibility of the District's villages and as a result it is proposed that the settlement hierarchy is applied as follows.

### **Core Policy 1 – Settlement Hierarchy and Development Distribution**

Opportunities will be maximised for re-using suitable previously developed land in urban areas and locating new development within and adjacent to the most sustainable settlements, taking account of the following settlement hierarchy:

#### **Category 1 (Preferred location for major development to meet regional targets and the needs of the town and surrounding villages)**

**Burgess Hill, East Grinstead and Haywards Heath**

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

**Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield**

#### **Category 3 (Suitable to accommodate intermediate levels of growth)**

**Albourne, Ashurst Wood, Balcombe, Copthorne, Handcross, Sayers Common and Turners Hill**

#### **Category 4 (Suitable to accommodate limited levels of growth)**

**Ardingly, Bolney, Horsted Keynes, Pease Pottage, Sharpthorne, West Hoathly and Scaynes Hill**

#### **Category 5 (Villages suitable to accommodate unidentified infill development and rural exception site development only)**

**Ansty, Staplefield, Fulking, Newtimber, Poynings, Pyecombe, Slaugham, Twineham and Warninglid.**

## Meeting Mid Sussex's Housing Needs

- 5.6 In order to meet the social strategic objective, the spatial strategy will need to set out how the South East Plan requirement for new homes is to be met. Section 3 of this document recognises the significant challenge that this housing requirement presents and the issue of meeting the housing needs of specific groups of people, such as an ageing population, those in need of affordable housing and gypsies and travellers. Together with some of the relevant generic Core Policies, which are identified in section 10 of this document, the following part of the Spatial Strategy sets out how these housing challenges and issues are to be met.

### **Broad Locations for New Homes**

#### **Strategic Planning Objective**

The policy concerning the Broad Locations for New Homes will, in particular, contribute towards delivering the following Strategic Planning Objectives:

- Social objective
- Economic objective
- Environmental objective

*This section of the Core Strategy sets out the District-wide spatial strategy for where new housing will be directed. This Core Policy and supporting text will be considered at the Better Environment Advisory Group meeting on the 6<sup>th</sup> October.*

### **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:

- Social objective

- 5.7 The District is home to a number of Gypsies and Travellers. Some travelling Gypsies and Travellers also pass through the District choosing to stop for a short period before continuing their journey. Due to a lack of transit facilities, these Gypsies and Travellers resort to camping on public facilities such as car parks, open spaces and lay-bys or on private land, typically industrial and employment sites and agricultural land. Illegal camping can lead to conflict between Gypsies and Travellers and the settled community leading to distress and upheaval on both sides.
- 5.8 Gypsy and Travellers accommodation needs have been assessed as part of the West Sussex Gypsy and Traveller Accommodation Assessment (GTAA). This identifies the need for 14 additional permanent 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 identifies a need for transit sites across the county to accommodate 25 pitches, and suggests a location in the Crawley/Horsham/Mid Sussex area. The GTAA is part of the evidence base for pitch numbers referred to in the SEERA Partial Review of the South East Plan on Gypsies and Travellers. A consultation on the submitted Partial Review was carried out in the summer of 2009, which proposed that 20 net additional permanent residential pitches be provided in Mid Sussex by 2016. It also identifies a requirement for 2 net additional pitches for Travelling Showpeople. For transit provision, it notes that evidence currently available at regional level is insufficient to identify transit allocations. The Partial Review recommends county-based joint working to establish the level and form of provision required and to identify and provide appropriate transit stopping places. The final decision on the Review is expected in summer 2010.
- 5.9 One of the key reasons for the following policy is to increase the levels of authorised site provision for Gypsies and Travellers in order to significantly reduce the current problems

that unauthorised sites can cause for the settled and travelling communities. 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 the following policy and will be undertaken in consultation with the Gypsy and Traveller community and other key stakeholders. 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.**

## **Realising Mid Sussex’s Economic Potential**

- 5.10 As identified in the earlier part of this section the spatial strategy has identified how the District’s housing demand is to be met. One of the key aspects of the vision is balancing employment and housing growth and therefore the spatial strategy needs to identify how this will be achieved.

### **The Economy**

*This section of the Core Strategy sets out the District-wide spatial strategy for where new business development will be supported. This Core Policy and supporting text will be considered at the Better Environment Advisory Group meeting on the 6<sup>th</sup> October.*

### **Retail**

#### **Strategic Planning Objectives**

The policies concerning retail will, in particular, contribute towards delivering the following Strategic Planning Objectives:

- Locational objective
- Economic objective

- 5.11 The Council supports the provision of additional retail floorspace in Mid Sussex, in accordance with the settlement hierarchy defined in Core Policy 1. 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 Retail Study (September 2008, updated August 2009) concludes that, while the three towns are 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, which are suffering from the impact of larger and generally higher quality food stores located out of centre or on the edge of town. For comparison (non-food) shopping, the centres also face

strong competition and leakage to larger centres 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. Additional retail provision is identified in the following core policy. This provision takes account of the projected population growth arising from new housing development over this period, the need to 'claw back' expenditure currently lost to competing centres elsewhere, and the objective of improving the services and attractiveness of the District's town centres. 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. The Council expects the regeneration schemes for the three town centres and the Haywards Heath Station Quarter to accommodate a significant proportion of this additional retail floorspace. Such retail provision is likely to be made by 2016. Such expansion will need to be accompanied by physical improvements to the town centres to increase their attractiveness. Policies in the town chapters seek to achieve this objective. Other contributions to future retail provision may include neighbourhood shopping areas as part of the development of strategic housing locations.

- 5.12 The issue of retail provision in the villages of Mid Sussex has been considered in developing the settlement hierarchy through the Rural Issues Background Paper. 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 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 catchment, although they have suffered from some closures. Crawley Down and Copthorne 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 will seek the retention of existing shops and support suitable additional retail provision where this will enhance their role as service centres for their own residents and for those of surrounding communities.
- 5.13 The number of shops in the smaller villages in Mid Sussex is very limited, and in some cases there are no shops at all. Again, taking account of the settlement hierarchy, the Council will seek the retention of existing shops and encourage the provision of new shops in these settlements so that they may continue to serve local needs.
- 5.14 Farm shops will continue to fulfil a role both in 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 1 and Core Policy 23 with regard to proposals in the rural areas.

**Core Policy 6 – Retail Development**

The Council will support the development of retail uses, taking account of the settlement hierarchy set out in Core Policy 1.

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

	Convenience <sup>5</sup> (sq m net)	Comparison <sup>6</sup> (sq m net)
<b>Burgess Hill</b>	<b>5,200</b>	<b>9,600</b>
<b>East Grinstead</b>	<b>4,000</b>	<b>8,500</b>
<b>Haywards Heath</b>	<b>5,400</b>	<b>7,500</b>

- 5.15 Within the District’s settlements, 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.

**Core Policy 7 – Small Scale Retail Uses**

Within the existing settlements, as identified in Core Policy 1, the District Council will encourage 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.

<sup>5</sup> Convenience retail is defined as retail stores selling everyday essential items, such as food and newspapers.

<sup>6</sup> Comparison retail is defined as retail stores selling items not bought on a frequent basis, for example televisions, white goods and clothing.

## 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. These policies and supporting text will be considered at the Better Environment Advisory Group meeting on the 6<sup>th</sup> October.*

### **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:

- Locational objective
- Economic objective
- Design objective

- 6.1 The town centre of Burgess Hill is ‘under-performing’ in economic terms, suffering from a lack of substantial investment over recent years. A masterplan has been produced for the town centre, which provides guidance on the nature and extent of future growth and development opportunities that can contribute towards the town’s revitalisation. The masterplan contains a vision, which is seen as appropriate to take forward into this Core Strategy document. The vision is as follows:

*“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 In order for this vision to be realised Burgess Hill town centre will need a high quality mixed use development; 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 key. Delivery of these attributes will, in part, take place through the Better Mid Sussex Partnership. This partnership is between the District Council and Thornfield Properties plc, who are leaders in town centre regeneration. Thornfield Properties are likely to submit a planning application for a mixed-use scheme in Burgess Hill town centre in Summer 2010, with completion of the scheme due to be in Summer 2015. Schemes that are not progressed through the Better Mid Sussex Partnership will also be key in realising the vision for Burgess Hill town centre. The following policy provides the over-arching framework for the delivery of town centre revitalisation schemes in Burgess Hill.
- 6.3 The masterplan that is referred to in paragraph 6.1 was adopted as a Supplementary Planning Document (SPD) in November 2006. In the period up until the Townwide Plan has been adopted, the District Council will take this SPD into account when determining planning applications in Burgess Hill town centre.

### **Core Policy 8 – Burgess Hill Town Centre**

**Developments that support the revitalisation of Burgess Hill Town Centre in accordance with the vision for the town centre will be permitted. This vision will be achieved by:**

- **developing an accessible, legible and welcoming town centre that is well connected with key activity generators such as the railway station and the Victoria Business Park;**

*Core Strategy Proposed Submission Document*

- providing a quality public realm and new public spaces that will form the heart of civic life;
- providing high quality and mixed-use development within the town centre that is a more efficient use of land and increases vitality and diversity, including the provision of affordable housing to meet the needs of local residents;
- improving the quality of the shopping experience in the town centre through diversification, the provision of additional shopping, the creation of a high quality retail circuit and appropriate parking;
- ensuring new development fosters a positive identity for Burgess Hill, and;
- through the creation of a sustainable environment.

Further guidance on how the vision will be achieved will form part of the Burgess Hill Townwide Plan SPD.

## 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. These policies and supporting text will be considered at the Better Environment Advisory Group meeting on the 6<sup>th</sup> October.*

### **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:

- Locational objective
- Economic objective
- Design objective

- 7.1 The town centre of East Grinstead is 'under-performing' in economic terms, suffering from a lack of substantial investment over recent years. A masterplan has been produced for the town centre, which provides guidance on the nature and extent of future growth and development opportunities that can contribute towards the town's revitalisation. This masterplan contains a vision, which is seen as appropriate to take forward into this Core Strategy document. The vision is as follows:

*"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 In order for this vision to be realised East Grinstead town centre will need to achieve 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 key. Delivery of these attributes will, in part, take place through the Better Mid Sussex Partnership. This partnership is between the District Council and Thornfield Properties plc, who are leaders in town centre regeneration. Thornfield Properties are likely to submit a planning application for a mixed-use scheme in East Grinstead town centre in early 2011. Schemes that are not progressed through the Better Mid Sussex Partnership will also be key in realising the vision for East Grinstead town centre. The following policy provides the over-arching framework for the delivery of town centre revitalisation schemes in East Grinstead.
- 7.3 The masterplan that is referred to in paragraph 7.1 was adopted as a Supplementary Planning Document (SPD) in August 2006. In the period up until the Townwide Plan has been adopted, the District Council will take this SPD into account when determining planning applications in East Grinstead town centre.

#### **Core Policy 14 – East Grinstead Town Centre**

**Developments that support the revitalisation of East Grinstead Town Centre in accordance with the vision for the town centre will be permitted. This vision will be achieved by:**

- providing a robust structure to the town centre that ensures that future development complements and integrates with the unique character of the town;
- improved levels of accessibility and permeability within the town centre by providing safe, direct and attractive routes that encourage walking, cycling and use of public transport;
- through the creation of opportunities for new retail and associated parking within the town centre that dramatically improve the quality and offer of the shopping experience;
- providing a greater mix of uses and residential accommodation, including affordable housing, within the town centre to increase and diversify its resident, visitor and workplace populations;
- an enhanced public realm;
- ensuring new development respects and builds on East Grinstead's special identity and character, and;
- through the creation of a sustainable town.

Further guidance on how the vision will be achieved will form part of the East Grinstead Townwide Plan SPD.

## 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. These policies and supporting text will be considered at the Better Environment Advisory Group meeting on the 6<sup>th</sup> October.*

### **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:

- Locational objective
- Economic objective
- Design objective

- 8.1 The town centre of Haywards Heath is ‘under-performing’ in economic terms, suffering from a lack of substantial investment over recent years. A masterplan has been produced for the town centre, which provides guidance on the nature and extent of future growth and development opportunities that can contribute towards the town’s revitalisation. This masterplan contains a vision, which is seen as appropriate to take forward into this Core Strategy document. The vision is as follows:

*“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 In order for this vision to be realised Haywards Heath town centre will need to achieve 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 key. Delivery of these attributes will, in part, take place through the Better Mid Sussex Partnership. This partnership is between the District Council and Thornfield Properties plc, who are leaders in town centre regeneration. Thornfield Properties are likely to submit a planning application for a mixed-use scheme in Haywards Heath town centre in late 2011. They are also looking to deliver a scheme for the Station Quarter. The Station Quarter contains an extremely busy railway station, where the buildings, facilities and layout are sub-standard and do not present a welcoming experience. There are also areas of land within the immediate vicinity of the station that are either derelict or under-utilised. It is therefore considered essential that a revitalisation scheme is delivered in this part of the town to ensure a more welcoming entrance that reflects the important role that Haywards Heath has within the sub-region. Schemes that are not progressed through the Better Mid Sussex Partnership will also be key in realising the vision for East Grinstead town centre. The following policy provides the over-arching framework for the delivery of town centre revitalisation schemes in Haywards Heath.

- 8.3 The masterplan that is referred to in paragraph 8.1 was adopted as a Supplementary Planning Document (SPD) in June 2007. In the period up until the Townwide Plan has been adopted, the District Council will take this SPD into account when determining planning applications in Haywards Heath town centre and at the Station Quarter.

**Core Policy 17 – Haywards Heath Town Centre**

Developments that support the revitalisation of Haywards Heath Town Centre in accordance with the vision for the town centre will be permitted. This vision will be achieved by:

- improved levels of accessibility and permeability within the town centre by providing safe, direct and attractive routes and by promoting new developments that encourage walking, cycling and the greater use of public transport;
- upgrading the public realm throughout the town centre;
- providing a greater mix of uses within the town centre to increase and diversify its resident, visitor and workplace populations;
- the creation of opportunities for new retail and associated parking within the town centre that improves the quality and offer of the shopping experience, and;
- through the creation of a sustainable town.

Further guidance on how the vision will be achieved will form part of the Haywards Heath Townwide Plan SPD.

## 9.0 Sustainable Rural Communities

### Introduction

- 9.1 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.
- 9.2 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. This approach is consistent with the content of Core Policy 1. Other proposed policies also apply to development in and around rural settlements. The policies set out are those that have performed the best against economic, social and environmental indicators through the Sustainability Appraisal.
- 9.3 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. 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.
- 9.4 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.
- 9.5 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. This hierarchy is identified in Core Policy 1. The Rural Issues Background Paper also looks at retail and employment provision in the rural areas and suggests preferred locations for these uses. This is reflected in the aforementioned settlement hierarchy.

### Development Within Villages

#### **Strategic Planning Objective**

The policy concerning development within villages will, in particular, contribute towards delivering the following strategic planning objectives:

- Economic objective
- Social objective

- 9.6 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 new development. Core Policy 2 identifies a level of housing growth that will

be delivered on non-strategic housing sites across the District. This figure has been informed by the findings of the Strategic Housing Land Availability Assessment (August 2009) and includes sites in and around the District's villages.

### **Core Policy 22 – Broad Locations in the Villages**

The following locations are identified for housing development in the villages:

- existing commitments<sup>7</sup> (approximately 817 homes); and,
- extensions to the villages to be identified through the Allocations Development Plan Document and informed by Core Policy 1 – Settlement Hierarchy and Development Distribution, the Rural Issues Background Paper and the Strategic Housing Land Availability Assessment.

### **Sustainable Rural Development**

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

The policy concerning development outside the built-up area boundaries will, in particular, contribute towards delivering the following Strategic Planning Objectives:

- Social objective
- Environmental objective
- Economic objective

- 9.7 The landscape quality of the rural area is an important resource for the District and is highly valued by residents and visitors. The enhancement and protection of its character and sense of place is an important element of the Core Strategy. However, it is recognised that it is a living landscape and not a museum, and it is vital to support the changing rural economy that sustains the management of much of the land.
- 9.8 A Mid Sussex Landscape Character Assessment has been prepared to help protect and enhance the distinctive character of the District and to help manage change. The land management guidelines it contains should be used to inform development proposals that support the rural economy and communities outside the Built-up Area Boundaries of settlements.

### **Core Policy 23 – Sustainable Rural Development**

**Small-scale development in rural areas 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 rural economy and rural community facilities and services; conserves and enhances the landscape character and heritage of the District; and does not contribute to the coalescence of settlements. The land management guidelines set out in the Mid Sussex Landscape Character Assessment should be used to inform development proposals.**

### **Protected Landscapes**

#### **Strategic Planning Objective**

The policies concerning protected landscapes will, in particular, contribute towards delivering the following Strategic Planning Objective:

- Environmental objective

<sup>7</sup> These commitments are derived from the SHLAA (August 2009) and include unimplemented planning permissions and unimplemented housing allocations (identified in the Local Plan and the Small Scale Housing Allocations Development Plan Document).

- 9.9 The South Downs will be designated as a National Park on 1<sup>st</sup> April 2011. As well as the Downs, the designation covers 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 is adopted, the South Downs Management Plan and adopted Core Strategies will set out the priorities for the conservation and enhancement of the landscape. As well as the generic Core Strategy policies, the following policy will apply to the South Downs National Park until the Authority has its own Local Development Framework<sup>8</sup>.

#### **Core Policy 24 – Protected Landscapes - South Downs National Park**

**Within the South Downs National Park, development proposals will need to have particular regard 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 National Park.**

**For the South Downs National Park the distinctive features are as follows:**

##### ***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.**

- **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 National Park.**

- 9.10 The High Weald AONB covers most of the northern part of the District. The High Weald Management Plan identifies the distinctive features of the landscape and how these can be protected and enhanced. Significant consideration should be given to the protection and enhancement of the locally distinctive features of the High Weald AONB, as defined by the High Weald AONB Management Plan.

---

<sup>8</sup> It should be noted that the Mid Sussex Core Strategy is not due to be adopted until June 2011, which will be after the National Park comes into effect and is operating as its own Authority. It will therefore need to be jointly adopted by Mid Sussex District Council and the National Park Authority.

### **Core Policy 25 – Protected Landscapes - The High Weald Area of Outstanding Natural Beauty**

Within the High Weald Area of Outstanding Natural Beauty, development proposals will need to have particular regard 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.

For the part of the High Weald AONB that is within Mid Sussex the distinctive features are as follows:

- 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.

### **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:

- Social objective

- 9.11 A particular issue that affects rural communities is the delivery of housing that is affordable, meets the needs of local communities and supports local shops, businesses and services, a fact recognised in national and regional policy<sup>9</sup>. A proportion of affordable housing to meet local needs will be provided as part of larger allocated developments but there are smaller settlements where no sites will be allocated or the level of development will not trigger the requirement for affordable housing. This will result in some rural areas facing difficulties in securing an adequate supply of subsidised housing. The following policy will seek to address this issue by supporting the principle of sites for 100% affordable housing outside the built up area boundaries of settlements.

### **Core Policy 26 – Rural Exception Sites**

Exceptionally, land adjacent or closely related to a settlement, as identified in Core Policy 1, 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.

<sup>9</sup> PPS3: Housing Paragraph 30. South East Plan: Policy H4

## 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, but not merely repeating it.

### Reducing the causes and adapting to the impacts of climate change in Mid Sussex

- 10.2 Climate change is a global challenge and the need to plan for its impacts and reduce its causes is becoming ever more apparent. This is recognised through both national and regional planning policy. The Core Strategy has a responsibility to set out a local framework for addressing climate change. This is also a priority in the Sustainable Communities Strategy.

#### Sustainable use of resources

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

The policy concerning sustainable resources will, in particular, contribute towards delivering the following Strategic Planning Objective:

- Climate Change objective

- 10.3 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, identify 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 identifies one such scenario as it has 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. The Sustainability Appraisal report suggests that this requirement is Level 3 of the Code for Sustainable Homes. The policy below reflects this
- 10.4 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 dwellings.

#### **Core Policy 27 – 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**

*This Core Policy and supporting text will be considered at the Better Environment Advisory Group meeting on the 6<sup>th</sup> October.*

## **Flood Risk**

### **Strategic Planning Objective**

The policy concerning flood risk will, in particular, contribute towards delivering the following strategic planning objective:

- Climate Change objective

- 10.5 The District Council has undertaken a Strategic Flood Risk Assessment (SFRA) to determine the current areas that are at risk from flooding as well as those areas that could become affected as a result of climate change. 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.
- 10.6 The District Council will endeavour 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 29 – 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. These areas are generally in the southern part of the District where the ground conditions are generally impermeable Weald Clay. 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.**

## **Biodiversity**

### **Strategic Planning Objective**

The policy concerning biodiversity will, in particular, contribute towards delivering the following strategic planning objectives:

- Environmental objective
- Climate Change objective

- 10.7 Biodiversity is a key asset of Mid Sussex. 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. 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 and regional policy also gives protection to locally important wildlife and geological sites and ancient woodlands and their settings.

- 10.8 There are significant opportunities to improve biodiversity in the District as part of the strategic development proposals around the towns. This includes the opportunity 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. 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. Where relevant, these opportunities are reflected in the development principles for the strategic sites/locations that are identified in this document. These green areas will be important for biodiversity and can be used for recreation and for walking, cycling and horseriding 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 and the proposal to extend this into a Green Circle. 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.
- 10.9 Following consultation with Natural England, Mid Sussex District Council has undertaken 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 Special Area of Conservation (SAC) / Special Protection Area (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. 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 30 – Biodiversity Enhancements and Green Infrastructure**

**In order to maintain and enhance the biodiversity and wider green infrastructure of the District, the Council will promote the establishment of a 'green multi functional network'<sup>10</sup> as an integral part of its open space strategy and strategic housing allocations, which incorporates the urban area, urban fringe and surrounding countryside. It will do this by:**

- **seeking on-site natural greenspace enhancements for all new developments where practicable; including making land available for this purpose;**
- **requiring 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**

### **Meeting the infrastructure requirements of Mid Sussex**

- 10.10 The provision of the appropriate quantity and location of service, transport and community infrastructure, to meet the needs of existing and future communities, is essential and has been identified by the community as one of its biggest concerns in the Sustainable Community Strategy and from consultation on the Core Strategy. 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).

---

<sup>10</sup> defined as a network of connected, high quality, multi-functional (i.e. appropriate for different uses) open spaces, corridors and the links in between that provide multiple benefits for people and wildlife.

## **Infrastructure - General**

### **Strategic Planning Objective**

The policy concerning infrastructure will, in particular, contribute towards delivering the following Strategic Planning Objective:

- Infrastructure objective

- 10.11 The scale and pace of development in Mid Sussex 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. Additional capacity can be delivered in a number of ways:
- Delivering efficiency through better use of existing infrastructure
  - Reducing demand by promoting behavioural change
  - Extending or providing new infrastructure
- 10.12 The Council's Infrastructure Investment Position Statement has begun to identify a number of key infrastructure requirements to deliver the objectives of the Core Strategy. This position paper will form the basis for identifying infrastructure requirements for developments across the District. The District Council will continue to work with service providers, which includes members of the Mid Sussex Partnership (the Local Strategic Partnership), 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.
- 10.13 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 and private investment. 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 intends to introduce a system of pooled contributions, or funding through the Community Infrastructure Levy (once the relevant Regulations are in place). Payment will be made directly to the District Council, who will have a key role in its deployment.
- 10.14 The Council will supplement the following policy through a revision of the Development and Infrastructure Supplementary Planning Document (SPD) and/or the adoption of a Charging Schedule in a Development Plan Document (DPD). This Charging Schedule will enable a system of pooled standard charges or the Community Infrastructure Levy to be introduced. Prior to this DPD and/or SPD being adopted the District Council will continue to apply the Development and Infrastructure SPD (February 2006) in the determination of planning applications.

### **Core Policy 31 – Securing Infrastructure**

**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. In doing so the Council will require a programme of delivery to be agreed before development begins. This programme of delivery will be implemented by way of appropriate planning conditions/legal agreements.**

**Planning permission will only be granted for developments that 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 introduce a system of pooled standard charges or the 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 impacts related to specific development sites.**

## **Transport**

### **Strategic Planning Objective**

The policy concerning transport will, in particular, contribute towards delivering the following Strategic Planning Objectives:

- Transport objective
- Climate Change objective

- 10.15 One of the key elements of infrastructure provision in Mid Sussex will be transport. The District's principal transportation assets, including strategic road and rail corridors, are already congested at peak times and there is very little funding available for road improvements of any sort. The transport and land use policies in the Core Strategy seek to apply Government Policy<sup>11</sup> and achieve the Strategic Planning Objectives to reduce the need to travel and where travel is needed, prioritising the most sustainable means.
- 10.16 The Core Strategy aspires to foster sustainable economic and population growth. This will be achieved by creating accessible places, which allow all members of the community to gain safe and easy access to everyday needs and by encouraging the use of sustainable means of transport, maintaining an efficient transport system for the District, and encouraging balanced investment across the District and wider area in less polluting and more energy efficient modes of public and private transport.
- 10.17 The provision of enhanced public transport facilities within, to and from Mid Sussex is to be encouraged so it becomes a viable and attractive alternative to the private car. The Council will seek improvements to the provision of rail services to serve the needs of the increased population to 2026 and beyond along with support for improvements to stations and station capacity. Improvements will also be sought for the provision of better bus services and access to information about these services. A number of these improvements are already being planned for, either through the town centre revitalisation schemes, as referred to in the town chapters, or through the National Station Improvement Programme.
- 10.18 The development and maintenance of the road network is critical to the economic and social wellbeing of Mid Sussex and is the responsibility of the Highways Agency and West Sussex County Council. The Council will work closely with these organisations 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 and is supplemented by the North, South and Central Mid Sussex Area Transport Plans 2006-2016. Development should contribute to the aims and objectives of these plans, and key transport requirements should be delivered in an efficient manner.

---

<sup>11</sup> PPG13: Transport

### **Core Policy 32 – 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 in partnership with West Sussex County Council that sets out standards relating to parking provision in new developments. This SPD will be prepared once the Core Strategy has been adopted.**

### **Affordable Housing**

#### **Strategic Planning Objective**

The policy concerning affordable housing will, in particular, contribute towards delivering the following Strategic Planning Objectives:

- Social objective
- Economic objective

- 10.19 In considering the future provision, type and mix of affordable housing, a Strategic Housing Market Assessment<sup>12</sup> (SHMA) has been undertaken to provide a robust evidence base with conclusions and recommendations to inform emerging planning and housing policies. The SHMA has placed Mid Sussex in the Northern West Sussex Housing Market Area, which includes the administrative areas of Crawley Borough and Horsham District Councils. The Assessment confirms a pressing need for affordable housing within the Market Area and the need to maximise its supply. In light of this, the SHMA has made a number of recommendations to inform the policy direction on affordable housing.
- 10.20 In setting an appropriate target and threshold for affordable housing, the Council has considered national and regional policy, as well as the findings and recommendations of the SHMA. In terms of the size of development that should contribute towards affordable housing, a national minimum threshold<sup>13</sup> is set at 15 dwellings but allows lower thresholds provided this can be justified in terms of economic viability, impact on housing delivery and the creation of mixed communities. In terms of the proportion of a housing development that should be affordable housing, the South East Plan sets a 40% target for the Gatwick sub-region. The SHMA recommends that a consistent approach is adopted across the Market Area for thresholds and targets to avoid overly distorting the differential values and for the area to operate as a strong interconnected economic area.
- 10.21 The SHMA recommends the adoption of a 40% target for larger sites with a threshold of 15 dwellings, or above 0.5 hectares in size, across the Market Area. Part of the justification for this is that these sites are usually more viable to develop as infrastructure costs have been considered as part of the land value.
- 10.22 For smaller sites of between 5 and 14 units, the Assessment identifies scope for a 20% target. It is recognised that smaller sites are usually less viable, but given the acute affordable housing needs of the District, especially 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.
- 10.23 The SHMA recommends a long term view of future housing demand and viability should be taken and that high housing demand will continue given the District's good quality of life,

<sup>12</sup> Northern West Sussex Strategic Housing Market Assessment

<sup>13</sup> Planning Policy Statement 3: Housing

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

connections with London and Gatwick and its town centre regeneration programmes. However, the Assessment highlights the need for flexibility in the application of policies in the short term given the current downturn in the economy and viability/delivery issues that currently exist.

- 10.24 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 SHMA 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.
- 10.25 In terms of the mix of affordable housing, the SHMA 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.
- 10.26 The provision of lower levels of affordable housing will 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 targets. Provision should normally be made on site. Commuted sums will be accepted in lieu of on-site provision but only in exceptional circumstances.
- 10.27 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.
- 10.28 Once the Core Strategy has been adopted, the Council's Supplementary Planning Document on 'Development and Infrastructure' will be revised. This SPD will include details on how the following policy will be applied, including details of how the commuted sums will be calculated.

### **Core Policy 33 – Affordable Housing**

**Affordable housing will be sought on all developments of 5 dwellings or more. 40% affordable housing will be required from residential developments of 15 dwellings or more, or on sites greater than half a hectare in size. 20% affordable housing will be required from residential developments of between 5 and 14 dwellings.**

**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. In such instances a percentage of affordable housing will need to be agreed that is viable.**

**75% of all affordable housing will normally be for social rented homes, with the remaining 25% for 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.**

**Leisure**

*This Core Policy and supporting text will be considered at the Better Environment Advisory Group meeting on the 6<sup>th</sup> October.*

**Ensuring the right type of development**

- 10.29 With the Core Strategy setting out a framework for the delivery of significant growth over the plan period, in particular for housing, it will be essential that what is delivered is appropriate to Mid Sussex, in terms of meeting the District's needs and ensuring that it respects and enhances the special characteristics that Mid Sussex has.

**Housing Mix and Density**

**Strategic Planning Objective**

The policy concerning housing density and mix will, in particular, contribute towards delivering the following strategic planning objectives:

- Social objective
- Design objective

- 10.30 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 increasingly difficult to find. In light of this, it is extremely important that efficient use of land is made. 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 40 – 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.
- 10.31 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.
- 10.32 In order to meet the social objective it is essential that new housing developments provide the kinds of homes that are needed. The SHMA has established a strategic vision of housing supply and demand up to 2026. This Assessment has been a key mechanism in considering the mix of housing that is required across the District.
- 10.33 The SHMA identifies that much of the existing housing provision is of two and three bedroomed properties. It recommends that this provision should continue but realises 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 downturn in the economy. There is also a need to provide housing for vulnerable groups in the community, such as those with disabilities. The SHMA recognises that catering for a growing elderly population will be a key dynamic delivering the appropriate housing mix. 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.

- 10.34 The Council will supplement part of the following policy through a revision of the Dwelling Space Standards Supplementary Planning Document (SPD). Prior to this revised SPD being adopted the District Council will continue to apply the Dwelling Space Standards SPD (July 2009) in the determination of planning applications.

### **Core Policy 35 – 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.**

**Housing developments (new developments and conversions) will need to ensure that the floor area of all new homes, including the storage space, is of a sufficient size to secure a satisfactory standard of accommodation for their residents. In this regard, minimum space thresholds for various types of dwellings will be applied. These standards will be set out in the Dwelling Space Standards SPD.**

**Densities of development of a minimum of 30 dwellings per hectare will need to be achieved 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 environmental considerations, the type of housing that is required and the character of the adjoining area. Such areas will include on the edge of settlements (towns and villages) to ensure that the rural characteristics of Mid Sussex are preserved. 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:

- Environmental objective
- Design objective

- 10.35 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 background studies, such as the Landscape Character Assessment and the Extensive Urban Surveys. It will be essential that these identified features are given important consideration in the design of new development.
- 10.36 New developments should be individually distinctive by responding positively to the particular characteristics of their surroundings. This requires them to respect and address

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 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 will be resisted.

- 10.37 Nevertheless consideration should 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 will generally be resisted. More detailed design guidance has been produced by a number of different organisations, which includes the West Sussex Design Guide.
- 10.38 With respect to community safety as well as security, particular attention should normally be given to creating areas that feel safe and secure. 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 36 – Character and Design**

**All new development 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. The relevant guidelines set out in the Landscape Character Assessment will need to be met.**

**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 specific locations in 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:

- Economic objective
- Social objective

- 10.39 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, or require physical alterations that damage the environmental quality of the buildings or area.

**Core Policy 37 – 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.

## **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 the Better Environment Advisory Group meeting on the 6<sup>th</sup> October.*

## **12.0 Delivery and Monitoring Framework**

*To be considered at the BEAG meeting on the 6<sup>th</sup> October.*

**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

<b>Appendix 4: Relationship Of Core Strategy To Local Plan Policies</b>
-------------------------------------------------------------------------

- A5.1 The table below fulfils the requirements of Regulation 13(5) of the Town and Country Planning (Local Development) (England) Regulations 2004 by identifying how the policies of the Core Strategy supersede certain policies of the Mid Sussex Local Plan 2004.
- A5.2 The table sets out the relationship between the Core Strategy and the policies within the saved Local Plan. The Core Strategy and other sources of planning policy such as Regional Planning Policy and National Planning Policy will replace most of the saved policies in the Local Plan. The remaining policies within the saved Local Plan will continue to be saved until replaced by other policies within future Development Plan Documents.
- A5.3 A Development Control Policy Guidance Document has been produced. This document sets out potential sources of policy guidance for each Local Plan policy that will no longer be saved. The objective of this document is to assist those involved in the planning process in the transition from the Local Plan policy framework to the Development Management approach to planning. This document is available on the District Council's web site [www.midsussex.gov.uk](http://www.midsussex.gov.uk).

<b>Core Policy</b>	<b>Policy Objective</b>	<b>Local Plan Policy to be replaced</b>
CP1 - Settlement Hierarchy and Development Distribution	To identify most appropriate locations for future development	New
CP? Broad locations for new homes	Spatial strategy for where new housing will be directed	New
CP3 - Gypsies, Travellers and Travelling Show People	Criteria for assessing new or extended sites	H14, H16
CP? The Economy	Spatial strategy for where new business development will be directed	New (E6, E7)
CP6 - Retail Development	Supports retail development taking into account settlement hierarchy. Sets out levels of retail development in the three main towns.	S1, S2
CP7 - Small Scale Retail Uses	Criteria for assessing small scale retail uses	S2, S6
CP8 - Burgess Hill Town Centre	Supports revitalisation of Burgess Hill Town Centre	S1, BH13
CP14 - East Grinstead Town Centre	Supports revitalisation of East Grinstead Town Centre	S1, EG11, EG13,
CP17 - Haywards Heath Town Centre	Supports revitalisation of Haywards Heath Town Centre	S1, HH13, HH15, HH16
CP22 - Broad locations in the Villages	Spatial strategy for where new housing will be directed for the District's villages	New
CP23 - Sustainable Rural Development	Criteria for assessing development in the rural areas	C1, C2, C3, C10, C11, C13, C14, C15, H12, H13, S10, T9
CP24 - Protected Landscapes – South Downs National Park	Criteria for assessing development proposals within the South Downs National Park	C4
CP25 - Protected Landscapes – The High Weald AONB	Criteria for assessing development proposals within the High Weald AONB	C4
CP26 - Rural Exception Sites	To allow provision of affordable housing outside the built up area	H5
CP27 - Sustainable	Requires new residential development to	New

**Core Strategy Proposed Submission Document**

<b>Core Policy</b>	<b>Policy Objective</b>	<b>Local Plan Policy to be replaced</b>
Resources	achieve level 3 against the Code for Sustainable Homes	
CP28 - Renewable Energy	(to be added)	CS19
CP29 - Flood Risk	To ensure new development does not increase the risk of flooding	CS14, CS15
CP30 - Biodiversity Enhancements and Green Infrastructure	To maintain and enhance biodiversity and green infrastructure of the District	New
CP31 - Securing Infrastructure	To secure appropriate levels of infrastructure	New (G3, CS11 when replaced SPD/DPD is produced which may introduce CIL)
CP32 - Transport	To ensure development proposals contribute to the requirements of the Local Transport Plan	T3, T4, T5, T6, T7, T8, T9
CP33 - Affordable Housing	To secure the provision of affordable housing	H4
CP34 - Leisure	Supports the provision and development of cultural activities and facilities.	R1, R2, R3, R4, R5, R6
CP35 - Housing Mix and Density	To ensure housing developments deliver a mix of dwelling type and size. To ensure efficient use of land is made.	H2, H3, H9, H10
CP36 - Character and Design	To ensure highest quality of design in all new development	B1, B2, B3, B4, B6, B17, B18, B22, H3, H9
CP37 - Changes of use and Redevelopment	Criteria for assessing proposals for change of use of land and buildings	C9, C13, C14, H3, H6, H7, H8, H15, E2, E3, E4, S5, S7, R7, CS3, CS5, CS6, CS7, CS10

A5.4 The following table sets out which saved Local Plan policies will continue to be saved on Adoption of the Core Strategy.

<b>Saved Local Plan Policy</b>	<b>Reason for saving</b>	<b>Programme for replacement</b>
B16 Areas of Townscape Character	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of all Areas of Townscape Character to be undertaken when Allocations DPD is prepared
H1 Allocates land for housings	Not all of sites have been developed	Saved until implemented. All allocations will be reviewed when Allocations DPD is prepared
E1 Allocates land for business development	Not all of sites have been developed	Saved until implemented. All allocations will be reviewed when Allocations DPD is prepared
S3 Primary Shopping frontages	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Townwide Plans and Allocations DPD
S4 Secondary Shopping frontages	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Townwide Plans and Allocations DPD
T1 Safeguards land for the provision of the Haywards Heath Relief Road	Has not being fully implemented	Saved until implemented
R14 Safeguards route of Bluebell Railway	Policy area and allocation is not strategic enough to be include within the Core Strategy	To be reviewed and included within the Allocations DPD
BH1 Open Air Market, Cyprus Road	Not yet implemented	Saved until implemented
BH2 The Oaks Centre,	Not yet implemented	Saved until implemented

**Core Strategy Proposed Submission Document**

Junction Road		
BH3 Station Yard and Car Park Burgess Hill	Not yet implemented	Review of designation during preparation of Townwide Plans and Allocations DPD
BH9 Land south of Maltings Park	Not yet implemented	Review of designation during preparation of Townwide Plans and Allocations DPD
BH11 Land between York Road and the Pookebourne	Part implemented. Although part implemented, site is outside the built up area boundary, Therefore retain to allow remainder of site to be developed. Review built up area boundary at this point through allocations DPD.	Review of designation during preparation of Townwide Plans and Allocations DPD
BH14 Charles Avenue and Victoria Road	Not yet implemented	Review of designation during preparation of Townwide Plans and Allocations DPD
BH17 Triangle Leisure centre	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
BH19 Playing fields	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
BH20 Equipped Play area	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
BH21 Informal Open Space	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
BH24 Community buildings	Not yet implemented	Reviewed/ reallocated through Townwide Plan, Allocations DPD and Leisure SPD
EG2 The Portlands	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Townwide Plans and Allocations DPD
EG3 Areas of Townscape Character	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Townwide Plans and Allocations DPD
EG5 East Grinstead Lawn Tennis Club	Not yet implemented	Saved until implemented
EG7 2-4 Orchard Way	Not yet implemented	Saved until implemented
EG8 Stonequarry Woods	Not yet implemented	Saved until implemented
EG10 Land in Christopher Road	Save. Policy still relevant. Review through Allocations DPD/ Town Wide Plan	Review of designation during preparation of Townwide Plans and Allocations DPD
EG11 London Road, King Street Christopher Road	Save. Policy still relevant. Review through Allocations DPD/ Town Wide Plan. In part replaced by Town centre Master plans	Review of designation during preparation of Townwide Plans and Allocations DPD
EG15 Children's Play space	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
EG18 Informal open space	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD.
EG19 Worth Way and Forest Way	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Townwide Plans and Allocations DPD
EG23 Bluebell Railway	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Townwide Plans and Allocations DPD
HH1 Areas of Townscape Character	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Townwide Plans and Allocations DPD
HH2 South western sector	Not yet fully implemented	Saved until implemented
HH3 South eastern sector	Not yet fully implemented	Saved until implemented
HH6 Implementation	Not yet fully implemented	Saved until implemented

**Core Strategy Proposed Submission Document**

HH7 Open space	Not yet fully implemented	Saved until implemented
HH8 Haywards Heath Station	Not yet implemented	Saved until implemented
HH11 Land north of Rookery Farm	Not yet implemented	Saved until implemented
HH12 Mill Green Road	Not yet implemented	Review of designation during preparation of Townwide Plans and Allocations DPD
HH17 Children's play space	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
HH18 Areas of Formal Sport	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
HH19 Areas of Formal Sport	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
HH20 Allocates land for informal open space	Not yet implemented	Part relating to Hurstwood lane has been superseded by Core Policy ?. Review of designation during preparation of Townwide Plans and Allocations DPD
HH21 Library extension	Not yet implemented	Review of designation during preparation of Townwide Plans and Allocations DPD
AN1 Ansty Recreation Ground	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
AR2 Bluebell Railway	Not yet implemented	Review of designation during preparation of Townwide Plans and Allocations DPD
AW1 Area of Townscape Character – Ashurst Wood	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Allocations DPD
AW2 Land north of Ivy Dene Lane	Not yet implemented	Review of designation during preparation of Allocations DPD
CO2 Area of Townscape Character - Copthorne	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Allocations DPD
CD1 Area of Townscape Character – Crawley Down	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Allocations DPD
CU1 Area of Townscape Character – Cuckfield	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Allocations DPD
CU3 Recreation	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
HK2 Constance Wood – Scout building	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Allocations DPD
HK3 Bluebell Railway	Policy area and allocation is not strategic enough to be include within the Core Strategy	Review of designation during preparation of Allocations DPD
HU2 Fairfield Recreation	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
KH1 Highway Depot	Not yet implemented	Saved until fully implemented
KH2 Mackie Ave	Not yet fully implemented	Review of designation during preparation of Allocations DPD
KH5 Formal Sport	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
KH6 Butcher Wood and Lag Wood	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
KH7 Footpath	Not yet implemented	Review of designation during preparation of Allocations DPD
LI1 Area of Townscape Character	Policy area and allocation is not strategic enough to be include within the Core	Review of designation during preparation of Townwide Plans and

**Core Strategy Proposed Submission Document**

- Lindfield	Strategy	Allocations DPD
PO1 Public open space	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
PY1 Church Lane and A273	Not yet implemented	Saved until implemented
TH1 Land at Clock Field (As well as Development Brief adopted 2006)	Not yet implemented	Saved until implemented
TH2 East Street	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
TH3 Children's play area	Not yet implemented	Reviewed/ reallocated through Allocations DPD and Leisure SPD
RA3 High Grove	Not yet implemented	Saved until implemented

## Appendix 5: 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 6: Glossary

### Abbreviations

**AA** Appropriate Assessment  
**AMR** Annual Monitoring Report  
**BVPI** Best Value Performance Indicator  
**DCLG** Department for Communities and Local Government<sup>14</sup>  
**DPD** Development Plan Document  
**GOSE** Government Office for the South East  
**LDD** Local Development Document  
**LDF** Local Development Framework  
**LDS** Local Development Scheme  
**LPA** Local Planning Authority  
**LSP** Local Strategic Partnership  
**PPG** Planning Policy Guidance  
**PPS** Planning Policy Statement  
**RSS** Regional Spatial Strategy  
**SA** Sustainability Appraisal  
**SCS** Sustainable Community Strategy  
**SEA** Strategic Environmental Assessment  
**SCI** Statement of Community Involvement  
**SOS** Secretary of State  
**SEEDA** South East England Development Agency  
**SEERA** South East England Regional Assembly  
**SPD** Supplementary Planning Document

**Affordable housing** – Housing outside the main housing market.

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.' (PPS3 Annex B Definition).

**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.

---

<sup>14</sup> Formerly the Office of the Deputy Prime Minister (ODPM)

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

**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 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

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

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.

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

**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.