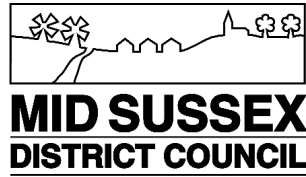


## **APPENDIX A**



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

# **Mid Sussex Core Strategy**

**Draft**



## **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>6</b>
<b>3.0</b>	Issues, Problems and Challenges for Mid Sussex	<b>10</b>
<b>4.0</b>	The Spatial Vision for Mid Sussex	<b>16</b>
<b>5.0</b>	The Spatial Strategy for Mid Sussex	<b>19</b>
<b>6.0</b>	Burgess Hill	<b>24</b>
<b>7.0</b>	East Grinstead	<b>26</b>
<b>8.0</b>	Haywards Heath	<b>27</b>
<b>9.0</b>	Sustainable Rural Communities	<b>28</b>
<b>10.0</b>	Generic Core Policies	<b>30</b>
<b>11.0</b>	Implementation Strategy	<b>36</b>
<b>12.0</b>	Delivery and Monitoring Framework	<b>37</b>
<b>Appendix 1:</b>	The Context and Key Findings of the Sustainability Appraisal	<b>38</b>
<b>Appendix 2:</b>	Details of Community Engagement in the Core Strategy	<b>39</b>
<b>Appendix 3:</b>	Key Drivers of the Core Strategy	<b>40</b>
<b>Appendix 4:</b>	New Settlements	<b>43</b>
<b>Appendix 5:</b>	Relationship of Core Strategy to Local Plan Policies	<b>44</b>
<b>Appendix 6:</b>	Evidence Base for the Core Strategy	<b>45</b>
<b>Appendix 7:</b>	Glossary	<b>46</b>

**Foreword**

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

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

### Introduction to Local Development Frameworks

- 1.1 Under the planning system introduced by the Planning and Compulsory Purchase Act 2004, the Development Plan for this area comprises:
- the [South East Plan, which is the Regional Spatial Strategy for the region; regional spatial strategy \(currently Regional Planning Guidance 9, which will be replaced by the South East Plan\)](#) and,
  - the Mid Sussex Local Development Framework. The Local Development Framework is a 'folder' containing a collection of Local Development Documents that set out the spatial plan for Mid Sussex. This includes those policies in the [West Sussex Structure Plan and the Mid Sussex Local Plan](#) that have been 'saved' until they are replaced by policies in new documents.
- 1.2 The contents of the Local Development Framework will change and be updated regularly as individual Local Development Documents are reviewed or as new ones are added as circumstances change. The 'Local Development Scheme' is a public 'project plan' that sets out which documents will be produced in Mid Sussex over the next three years.
- 1.3 The 'Statement of Community Involvement', adopted [in](#) April 2006, sets out how the District Council will involve the community in the preparation of the Local Development Framework. The methods used, and the parts of the community to be involved will vary according to the type of document and the area that it covers.
- 1.4 The Council monitors the production of Local Development Documents and other relevant planning indicators through an Annual Monitoring Report. The Annual Monitoring Report is published by 31<sup>st</sup> December of each year for the previous financial year (i.e. 1<sup>st</sup> April – 31<sup>st</sup> March).
- 1.5 A Sustainability Appraisal, incorporating a Strategic Environmental Assessment, will accompany each of the Development Plan Documents. The Sustainability Appraisal will be undertaken to inform the production of the document so that the options being considered can be assessed in terms of their impact on social, economic and environmental objectives.
- 1.6 Further information about the procedures for Local Development Frameworks can be found by accessing the website of the Department of Communities and Local Government at [www.communities.gov.uk](http://www.communities.gov.uk)

### The Mid Sussex Core Strategy

- 1.7 The Mid Sussex Core Strategy is a key document in the Local Development Framework. Once adopted, it will provide the framework and context for all subsequent Local Development Documents and their policies. It has been prepared in general conformity with [the adopted RPG9, which is currently the regional spatial strategy for the area, and the draft South East Plan, which is the regional spatial strategy for the area, will replace RPG9 once it is approved \(estimated Autumn 2008\). In common with the draft South East Plan the Mid Sussex Core Strategy covers the period up to 2026.](#)
- 1.8 The first stage in preparing the Core Strategy was to engage stakeholders in establishing the issues and options for the area. [At the same stage a Scoping Report was then prepared for the Sustainability Appraisal, the preparation of which also included](#)

## **Core Strategy Proposed Submission Document**

involvement by the stakeholders. Details of this community engagement are set out in Appendix 2.

1.9 The outcomes from this engagement, information from the evidence base and the appraisal of different policy options, were all used to develop proposals for the Core Strategy, which were set out in a Pre-Submission document. The Core Strategy Pre-Submission Document and accompanying Sustainability Appraisal Report were consulted upon in February and March 2008. Representations made on these documents were identified and responded to in a series of Topic Papers. The content of these Topic Papers, along with further engagement with key stakeholders, additional evidence base work and the content of national and regional planning policy, have been used to inform this Core Strategy Proposed Submission Document. The general public and all other stakeholders will be able to comment on this document and the accompanying Sustainability Appraisal Report.

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

~~1.9 The outcomes from this engagement, information from the evidence base and the appraisal of different policy options, have been used to develop proposals for the Core Strategy, which are set out in this document, known as 'The Pre-submission Document'. The general public and stakeholders will be able to comment on this Document and the accompanying 'Sustainability Appraisal Report'. These representations, including any additional proposals and further background studies, particularly regarding transport and infrastructure, will be taken into account in developing the Core Strategy. A final version for 'submission' will be prepared and submitted to Government. This will be followed by a formal consultation phase. Alternative broad locations put to the Council during this time will be published and consulted on. An examination of the Core Strategy by an independent Inspector will follow, the Inspector will consider the Document, representations on the Document and on alternative locations. The Inspector's report will be binding on the Council. Providing the Document is found to be 'sound', the Core Strategy will be adopted by the Council, late 2010.~~

## 2.0 Characteristics of Mid Sussex

### Geographic Characteristics

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

### Demographic Characteristics

- 2.5 Mid Sussex has a population of approximately [130,300](#) ~~129,000~~ (mid-~~2007-2005~~ figure) and ~~52,000~~ [53,437](#) homes. In 1981 the population was 112,941 and the number of homes 40,417. This represents an increase of [154%](#) in population and [3228%](#) in number of homes over the last [265](#) years. This growth is due to decreasing household sizes, the District's popularity as a place to live and its convenient location as a commuting zone for both London and the Brighton coast. 60% of the current population live in the three main towns, with the remaining 40% living in the smaller villages and rural areas. The District has a reasonably balanced population in terms of age and gender, although there are fewer young adults between the ages of 20 and 35 compared to the national average and more 40-60 and over 60 year olds than the national average. More demographic information about the District can be found in background documents.

### Economic Characteristics

- 2.6 Mid Sussex has a [relatively](#) healthy economy and is the best performing District in the County in terms of business formation, survival rates and enterprise. The District has a high economic activity rate, which at around [7383%](#) is higher than the rate for the County, Region and England as a whole. Unemployment in Mid Sussex is the lowest in the County at [1.3% \(November 2008\)](#) ~~0.8% (April 2007)~~. [However, while still relatively low, this unemployment figure has increased significantly since June 2008, when the unemployment rate was 0.7%. This is seen as a reflection of the current global credit crisis, which is also having an adverse impact on the economy of Mid Sussex in general.](#) The main sources of employment in the area are centred on the service sector, including banking and finance, distribution, public administration, education and health. Manufacturing remains an

## **Core Strategy Proposed Submission Document**

important sector in Mid Sussex and includes a number of 'high tech' industries at the forefront of modern technology. Although now employing only a relatively small number of people, agriculture remains an important part of the rural economy and has also been a major influence in shaping the landscape. There are over ~~3,500 non-domestic properties~~ 4,800 VAT-based enterprises in Mid Sussex, and the actual number of businesses of all types is estimated to be over 5,000. 86% of Mid Sussex businesses employ 10 people or fewer. The larger companies account for 76% of the workforce. Stakeholders have raised concerns over the quality of office space available, particularly in the town centres.

- 2.7 Mid Sussex has one of the highest property and rent prices in the county. For example, the price of flats rose by 151% between 1997 and 2002 and the average house price in Mid Sussex in ~~July – September 2008~~ April – June 2007 was ~~£306,301~~ £285,000. However, earnings have not kept pace with these increases with Mid Sussex experiencing a reduction in average weekly earnings from 1999-2005. This has a significant impact on local people's ability to remain within their communities and on employers' ability to find and retain younger staff in general and key workers in particular.
- 2.8 Compared to the national average Mid Sussex has a high level of car ownership, with 43% of households having access to one car and a further 33% with access to two. The proportion of households in Mid Sussex that do not have access to a motor vehicle is much less than the national average (approximately 14% compared to 27%). However, those members of the community who do not have access to a car are likely to be at more of a disadvantage because of the rural nature of the District and the uneven provision of public transport.
- 2.9 Around 65% of jobs in Mid Sussex are filled by people living in the District. This compares to only 54% of residents who have a job who are employed in the District. Mid Sussex is an important source of labour for other locations. Although the disparity between those commuting into and out of the District is gradually decreasing there is still a net outflow from the District of approximately 10,700 commuters.
- 2.10 The economic buoyancy of the District is due in some part to its proximity to Gatwick Airport, and this is recognised by the inclusion of most of the District within the Gatwick Diamond in the Regional Economic Strategy, and the Gatwick Sub-region in the South East Plan.

### **Social Characteristics**

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

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

### **Cultural Characteristics**

- 2.16 Situated between London and the coastal fringe, Mid Sussex has a number of high-class historic houses and gardens, including Nymans and Wakehurst Place with its unique Millennium Seed Bank (which attracts some 426,000 visitors per annum). The Bluebell Steam Railway, which currently runs from Sheffield Park to Kingscote, is another big attraction, and work is well advanced to extend the line to East Grinstead with longer term plans to extend the line to Ardingly. There are also some significant events which take place such as the London to Brighton Bike ride, which passes through the District, and the South of England Show, which is held in Ardingly. Currently, some 3.34 million people per annum visit the area and this may increase with the proposed designation of the South Downs as a National Park.
- 2.17 The District is relatively active in terms of leisure and recreation with major leisure facilities (including sports halls and swimming pools) provided by the Council in its three main towns and recreational sports grounds in most of the villages. There are also a number of privately operated sports and fitness facilities such as gyms and golf courses. In addition there are a significant number of outdoor sports facilities (for football, rugby, cricket and tennis etc), particularly in the north of the District, which are operated by voluntary clubs. The recent national Active People survey places Mid Sussex in the top quartile with nearly 265% of over 16 year olds participating in 30 minutes of moderate intensity exercise at least 3 times per week. In addition 7671% of those interviewed expressed satisfaction with their local sports provision. Volunteering in sport is the highest in the County with one in ~~thirteen~~ ~~fifteen~~ spending at least ~~one~~ ~~two~~ hours a week volunteering.
- 2.18 [Mid Sussex District benefits from nearly 600 km of public Rights of Way, which is a valuable resource to both residents and visitors, encouraging people to be active and healthy whilst exploring the countryside. Various long-distance paths cross Mid Sussex including the South Downs Way, the High Weald Landscape Trail and the Sussex Border Path. There are also areas of open access land in Mid Sussex, as designated by the CROW Act 2000, that contribute to the network of open space and give people greater freedom to explore the outdoors on foot.](#)

### **Environmental Characteristics**

- 2.19 The District benefits from a high quality and attractive environment. The three national character areas within the District are the High Weald, the Low Weald and the ~~South~~Sussex Downs. A Landscape Character Assessment for Mid Sussex was prepared in November 2005 and identifies ten distinct character areas and contains specific land management and planning guidelines for each area. A Landscape Capacity Study was carried out in 2007, which builds on the work of the Landscape Character Assessment, and specifically looks at the ability of the Mid Sussex landscape around the towns and larger villages to accommodate strategic development.
- 2.20 58% of the District lies within Areas Of Outstanding Natural Beauty (AONBs), with parts of the Sussex Downs AONB and High Weald AONB falling in Mid Sussex. The High Weald 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

## **Core Strategy Proposed Submission Document**

sandstones. The Sussex Downs offer some of the most spectacular and evocative landscapes in Southern England - sweeping chalk lands, precipitous scarp slopes, ridged sandstone uplands and intimate clay vales. It is a protected landscape of diversity and contrast, and it has been proposed that the area be designated as a National Park.

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

### **Historical Characteristics**

- 2.25 The District is rich in heritage, which contributes to the unique character and identity of Mid Sussex. There are over 1,000 Listed Buildings within the District. The majority are Grade II with approximately 50 Grade II\* and 20 Grade I. There are currently 36 Conservation Areas ranging from the historic town centre of East Grinstead through to parts of the smaller villages and settlements. There are over [500 1100 known sites of archaeological sites and finds of](#) interest of which 25 are Scheduled Ancient Monuments. A special feature of the District is its historic parks and gardens. There are nine Registered Parks and Gardens of Special Historic Interest in Mid Sussex and a large number unregistered but which appear on the West Sussex County Council's Sites and Monuments records.
- 2.26 A number of recent studies have been carried out to identify and protect the heritage of the District and the Council has embarked on a programme of Conservation Area Appraisals in order to clearly identify what qualities make these areas special and how these areas can be preserved and enhanced. Extensive Urban Survey Reports have been prepared for the three towns and for Cuckfield and Lindfield. These are part of a programme that examines 41 towns across Sussex and provides an historic character assessment for each town. Historic Landscape Character information has also been prepared for the District as part of the Sussex Historic Landscape Characterisation (HLC) Project. A digital map of the historic landscape of the District has been prepared, supported by a database of historic attributes.

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

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

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

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

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

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

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

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

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

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

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

- 3.7 An important aspect of the housing provision is ensuring that the mix of housing matches the needs of the District. *This paragraph will be added to once the findings of the Strategic Housing Market Assessment have been established.*~~The Housing Needs Survey for Mid Sussex, undertaken by David Couttie Associates in 2004, shows a significant need for smaller units, i.e. one and two bedroom units. However, in relation to affordable housing, the evidence of the Common Housing Register also shows a strong need for family housing. The Housing Needs Survey shows a need for approximately 550 new affordable homes a year. Although this figure is considerably higher than can be realistically achieved (it is nearly two thirds of the total housing requirement per annum), it emphasises the importance of securing affordable rented and shared ownership homes as part of new development.~~

- 3.8 Mid Sussex has an increasing number of older people living longer and staying in their own homes, thus not releasing properties onto the housing market. Based on current forecasts, the proportion of the population of Mid Sussex who are over 65 will increase from 16.9% to 20.3% by 2016 and up to 24.2% by 2029 – an increase of 43%. This represents a further 11,600 people over the age of 65 who are likely to be living in the District by 2029. Furthermore, the so-called 'older old', or over 85 age group, who are much more likely to have significant support needs, is set to almost double from the current 2.3% of the population up to 4.1% in 2029 – a projected increase of 2,500 people. Currently, there are 3.5 under 65-year olds for every over 65 year old in Mid Sussex – by 2028 this will have reduced to just over 2. Moreover, 61% of women aged 75 or over in Mid Sussex are living on their own.

- 3.9 There are also pressures from families splitting up and needing two 'family' homes. The high housing prices in this area cause considerable difficulties for younger people trying to buy properties and for those families who need to move into larger properties. Achieving a balanced housing supply, that is flexible enough to meet the needs of all age groups and mobility, is thus a very important aspect of the Mid Sussex Core Strategy.

- 3.10 For the first time a similar accommodation assessment to the Housing Needs Survey has been carried out for Gypsies and Travellers in the District. This Assessment was also carried out by David Couttie Associates, and was commissioned by Mid Sussex District Council, West Sussex County Council and the other District and Borough Councils in West Sussex (with the exception of Chichester District, who carried out their own Assessment). Whilst the Gypsy and Traveller population in Mid Sussex is a very small proportion of the overall population, they are a vulnerable ethnic minority who face significant problems in finding secure and suitable accommodation. The outcomes of this ~~ise~~ Assessment ~~were~~ will be used as evidence for the South East England Regional Assembly's draft Partial Review of the South East Plan, which ~~will~~ identify the number of pitches that each District needs to provide. The Partial Review is expected to be finalised summer 2010. The Core Strategy ~~will therefore~~ includes a policy in line with the content of the draft draft Partial

## Core Strategy Proposed Submission Document

Review, ~~and will set the broad principles for the site specific Development Plan Document that will allocate sites for gypsies and traveller accommodation.~~

- 3.11 With significant housing growth earmarked for Mid Sussex it will be an important challenge to ensure that this housing is built in a way to encourage people to take pride in their neighbourhoods. To achieve this will require careful design to ensure that low-level crime is not encouraged and that the new developments will lead to a strong sense of identity and civic pride.

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

- 3.12 Another important aspect of the spatial strategy for the District is the revitalisation of the three town centres in order to improve the quality of life and prosperity of the whole District (known as the 'Better Mid Sussex Project'). Mid Sussex, in conjunction with its Development Partner, Thornfield Properties has produced Town Centre Masterplans for the three towns, and these have now been adopted as Supplementary Planning Documents. The Masterplans set out a vision and a series of more detailed objectives for each of the three town centres; outline site specific proposals; and identify short, medium and long-term development opportunities. If the town centres are to be attractive throughout the whole of the day, and their revitalisation is going to be sustainable, it will be important that they incorporate a mix of uses where people can live, shop, work and enjoy leisure opportunities. It will also be critical that there are good communications links into and within the towns.

- 3.13 The District currently enjoys a relatively healthy~~prosperous~~ economy and ~~very~~ low unemployment. The attractive countryside and proximity to Gatwick are important attractors to the continued economic development of this area. The District is also a key part of the 'Gatwick Diamond', an area of business excellence and international business importance. The District Council has adopted the 'Gatwick Diamond Economic Strategy' (January 2007), which seeks to develop still further its status as a world class internationally recognised business location. The Council wishes to ensure continued sustainable economic growth in Mid Sussex whilst at the same time protecting and enhancing the amenities and environment of the District. To ensure economic growth it will be important to retain and attract high value added businesses to Mid Sussex and to work in partnership with other bodies to improve workforce skills and match them with those required by local businesses. The majority of new employment floorspace should be located in and around the main towns, so that it is linked to existing and new housing and infrastructure. The District Council will also seek to reduce the level of out-commuting to locations outside Mid Sussex. Opportunities to redevelop existing employment areas so that they can provide more appropriate and more intensively used employment floorspace should be maximised, and the Core Strategy will identify those areas that could most benefit from this approach. Some employment floorspace should also be provided within villages and rural areas to support the rural economy and reduce commuting.

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

- 3.14 A fundamental concern of the Core Strategy is the need to improve movement around the District, including improvements to the existing road network and the provision of new, high quality and high frequency, bus services. Although the Council cannot directly influence the Highways Agency in the delivery of the trunk road improvements, it will continue to press for these, especially A/M23 junction improvements and the Handcross/Warninglid section of the A23. Through developer funding, in association with new development, the Council will directly influence the provision of new roads and wider transport packages. The Council will also take every opportunity to press the Government for funding for public transport, improvements to the existing road network, new road building where necessary and other transport infrastructure.

- 3.15 Ease of movement and parking for those who need to use their cars is important to revitalising the town centres and assisting the economy of Mid Sussex generally. However, an important aim of the Core Strategy is to reduce dependency on the car and to ensure that people can make choices about their mode of transport. This will require significant improvements to public transport, both bus and rail services. The further development of cycle routes will also be sought. In some of these cases the Council has limited ability to directly influence services. However, it will continue to work with the County Council and, through Section 106 legal agreements, seek contributions towards bus services from developers.
- 3.16 Across the District there is an acknowledged deficit in service and community infrastructure. Additional investment will be required to meet the demands that will be placed upon all services by new residents, employees and visitors to the District. The Council will continue to work with the utility companies, ~~particularly Southern Water~~, to seek improved levels of their service provision sewerage infrastructure in the District. This will include working with Southern Water and Thames Water, to secure improvements in the sewerage infrastructure in the District, and South East Water to ensure that the demand for water in the District can be met. With regards to meeting the demand for water, a twin-track approach will be implemented. This will involve demand management (i.e. higher standards of water efficiency and reducing leakage) and the provision of new strategic resources. With regards to the provision of new strategic resources, the Council supports the implementation of Clay Hill reservoir.
- 3.17 Where necessary, the Council will require and plan for new social, education (including library provision) and health infrastructure to meet growing needs, and will work with the relevant authorities to help enable new facilities to be provided. The shortage of doctors and dentists is particularly acute in Burgess Hill and East Grinstead and the Council is working with the Primary Care Trust to explore opportunities to address these problems across the District. Hospital provision is a particular issue in this part of the South East, and the District Council has led the lobbying to Government for the retention of key services at the Princess Royal Hospital at Haywards Heath.
- 3.18 The need and standards for open space and leisure facilities have in the past been assessed through use of the National Playing Fields Association 'Six Acre Standard'. Whilst these have been very effective over recent decades in highlighting deficiencies in provision, Planning Policy Guidance 17 requires local planning authorities to adopt their own local standards. The Council's 'PPG17 Assessment of Open Space, Sport and Recreation' (2007) identifies new local standards and key areas of deficiency in open space and sports/play provision based upon accessibility, quality and quantity, and the Core Strategy will need to promote this new approach.
- e) The need to support rural communities and provide affordable housing for local people
- 3.19 The Government's Planning Policy Statement 7: 'Sustainable Development in Rural Areas' (PPS7) emphasises that planning policies within Local ~~e~~Development ~~e~~Documents should facilitate and promote sustainable patterns of development and sustainable communities in rural areas. In addition, local planning authorities should be aware of the circumstances, needs and priorities of the rural communities and businesses in their area, and of the interdependence between urban and rural areas.
- 3.20 Mid Sussex is predominantly rural in nature and the needs of rural communities are an issue that the Council must address in this Core Strategy. Government planning policy is seeking to achieve sustainable rural communities to ensure that local services and facilities are maintained. Rural development directed towards local service centres, and those rural communities that have a specific identified need, is required to sustain rural communities

## Core Strategy Proposed Submission Document

whose needs would not otherwise be met through the application of usual sustainability criteria for the distribution of development.

- 3.21 Rural towns and smaller villages play a key role in Mid Sussex and provide local service centres and attractive locations for many residents in the District. Issues of housing affordability and social exclusion are not exclusive to more urban settlements and are equally if not more problematic in rural communities. The affordability of housing and access to services has long been identified as essential to the vitality and sustainability of rural communities. Rural housing need and access to services must ~~to~~ 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 ~~of~~ members of rural communities and to the socially inclusive character of the countryside.
- 3.22 The need to sustain the villages and smaller settlements in Mid Sussex has been identified through Housing Needs Surveys and also Parish Plans. The Rural Issues Background Paper, which has been prepared a part of the evidence base for the Core Strategy, has examined how these villages and smaller settlements can be sustained.~~Consultation is underway to ensure that the specific needs of rural communities together with rural housing affordability are identified to ensure that these needs are met to achieve sustainable rural communities.~~ Although the District's villages and small settlements are diverse in character, they face many similar challenges. The Core Strategy's vision is to ensure that the varied character and outstanding natural environment of the District's rural areas is maintained whilst remaining a viable place to live and work. The provision of rural services and facilities and affordable housing for local people are key issues.

### **Strategic Planning Objectives**

- 3.23 In the light of the characteristics of Mid Sussex and the issues, problems and challenges described above, a number of strategic planning objectives are set out below. The role of the Mid Sussex Local Development Framework, of which the Core Strategy forms an integral part, will be to achieve these objectives over the coming years.~~It should be noted that these are different to the objectives used in the Sustainability Appraisal, as they are specific to the Core Strategy, whereas the Sustainability Appraisal objectives are used to assess all of the development plan documents in the Framework.~~

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

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

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

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

- retaining and attracting high value-added businesses to Mid Sussex;
- working in partnership with other bodies to improve workforce skills and match them with those required by local businesses;
- encouraging sustainable tourism which contributes to the local economy and promotes the attractiveness of Mid Sussex as a place to visit;

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

- delivering attractive, vibrant and competitive town centres that meet the economic, social and cultural aspirations of the community; which are well designed using distinctive modern architecture and providing high quality public spaces; and
- securing a range of sustainable shopping opportunities that improve the vitality of the District's town centres, enabling them to complement each other and to better compete with the larger regional centres; and to enable the villages to provide essential services to rural areas.

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

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

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

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

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

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

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

## 4.0 The Spatial Vision for Mid Sussex

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

### The Vision

*Mid Sussex in 2026 will ~~remain a desirable place in which~~ be a thriving and attractive District, a desirable place to live, work and visit, ~~and will continue to offer a high quality of life within a thriving and attractive area.~~*

Four priority themes underpin this vision:

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

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

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

- 4.2 This vision is about place shaping. It is about reconciling the development pressures on the District with the needs and aspirations of those who live and work in Mid Sussex and those who visit parts of the District.
- ~~4.3 Burgess Hill and East Grinstead already have town 'healthchecks' which include a vision for their future. A healthcheck is being prepared for Haywards Heath, and a number of the villages in the District have prepared or are preparing Parish Plans. Many specific needs and aspirations come through these documents and have been, or will be, taken account of in preparing specific proposals and policies for the towns and villages.~~
- 4.3 The Vision and aims, as identified below, also take account of ~~the Mid Sussex Community Strategy and~~ discussions and consultations held with a range of stakeholders during the production of the Core Strategy as well as the Sustainable Community Strategy. This includes discussions with representatives from the three towns, which all have or are in the process of preparing their own Vision for their town, and representatives of the villages and

## **Core Strategy Proposed Submission Document**

rural communities, many of whom have Parish Plans that identify a number of aims for their community.

4.4 The following points set out a range of aims to be delivered through this Core Strategy, working in partnership with the community, service providers, public agencies and developer interests.

4.5 By 2026 we will expect to see:

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

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

- An effective and efficient rail service, which has benefited from investment by the rail companies into the infrastructure and services, and provides trains with sufficient capacity for existing and new users to be seated. New or improved stations that are attractive gateways to the District, accessible to all users, well served by buses and with improved parking facilities.
- Improved bus services in terms of routes and frequency, throughout the District, to, from and within the towns and villages. All new development will be well served by bus links, in place from the first new homes. Bus infrastructure would also be significantly improved to include real time information at bus stops and bus priority measures to enable quicker bus journeys;
- New and improved facilities for cyclists enabling safely made journeys between home and the town or village centres, [railway stations](#), schools, employment areas and leisure and community facilities;
- Service infrastructure, such as water provision, sewage disposal, gas and electricity provision would have kept pace with the demands of new commercial and residential development; and
- The District would have reduced its carbon footprint, with all new development [utilising](#) sustainable construction methods, and [achieving](#) [progressing towards](#) a target of zero carbon emissions.

## 5.0 The Spatial Strategy for Mid Sussex

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

### Housing

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

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

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

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

~~To have a policy that provides for the level of pitch provision agreed through the SEERA Partial Review of the South East Plan. The location of these sites will be determined in consultation with the Gypsy and Traveller community and the settled community through the Gypsy and Travellers Development Plan Document. This DPD will have regard to the following guiding principles~~ [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 ~~should~~ have good access to services and amenities such as schools, shops and medical facilities, and ~~be~~ [are](#) well related to existing communities to encourage social inclusion;

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

## The Economy

*This section of the Core Strategy sets out the District-wide spatial strategy for where new business development will be supported. This policy will be heavily influenced by the update that is being undertaken to the Employment Land Review. The findings from this work are not due to be established until the end of January. Therefore, this Core Policy and supporting text will be considered at a Better Environment Advisory Group meeting later in the year.*

## Tourism

- 5.4 Tourism makes an important contribution to the economy of Mid Sussex, with an annual value of over £200m. Within the District 8.5% of jobs are tourism related. Cultural tourism is a key contributor with a significant number of parks, gardens, heritage sites and other attractions that draw large numbers of visitors, including ~~two-three~~ world-class visitor attractions at the Bluebell Railway, 'All England Show Jumping Ground' at Hickstead and the Millennium Seed Bank at Wakehurst Place. With 58% of the District designated as Areas of Outstanding Natural Beauty, the countryside is a very important attraction in its own right. Future designation of the South Downs as a National Park is likely to have a significant impact on visitor numbers. The extensive public rights of way network, including national designations such as the South Downs Way and National Cycling Network, is a key element of the tourism infrastructure of Mid Sussex and provides extensive access to the countryside.
- 5.5 The South East Plan acknowledges the importance of tourism to the economy of the region and sub regions and states that there is large untapped potential for further tourism related growth provided it is managed in a sustainable manner. It states that Local Development Frameworks should incorporate a comprehensive and long-term vision for the role of tourism related activity in order to help shape future investment decisions.
- 5.6 In Mid Sussex ~~a key issue will be the extent to which new~~ tourism related development ~~can will be encouraged supported where it is sustainable in a sustainable manner whilst at the same time protecting and where~~ the character and appearance of the District in general and of the countryside in particular are safeguarded. The provision of new tourism related development in the urban areas, including new visitor accommodation, can benefit the local economy, and assist in the regeneration of the three town centres and the enhancement of their vitality and viability. Appropriate new tourism related development in the villages and in the countryside, including new visitor accommodation and the re-use of redundant rural buildings, can also benefit the rural economy, although care needs to be taken to minimise any adverse impacts on the rural areas. This will be managed through the application of Core Policy 42 – Design.

~~5.??~~ ~~The proposed approach for tourism is:~~

## Core Policy 5 – Tourism

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

## **Retail**

*This section of the Core Strategy sets out the District-wide spatial strategy for where new retail development will be supported, including small scale retail uses. The policies in this section will be heavily influenced by the recent Mid Sussex Retail Study (2008) as well as the Rural Issues Background Paper. The Rural Issues Background Paper is not due to be finalised until early 2009 and the findings of the Retail Study have yet to be fully considered. Therefore, this section of the Core Strategy will be considered at a Better Environment Advisory Group meeting later in the year.*

## **Culture Leisure**

- 5.7 ~~In 2002 the District Council published 'A Cultural Strategy for Mid Sussex'. This document defined 'culture' as "those activities that we choose to enjoy in our spare time and that are so important in contributing to our quality of life. The Cultural Strategy therefore includes activity relating to sport, the arts, tourism, libraries, museums, leisure and recreation". The Council recognises that leisure cultural provision and development is central to maintaining and enhancing the quality of life of our community in Mid Sussex, and can make a vital contribution to the economy and the environment. The Leisure Strategy for Mid Sussex (2009 – 2020) makes an assessment of current leisure provision and includes an action plan setting out the Council's specific objectives for leisure provision up to 2020. The Strategy relates to a wide range of facilities including leisure centres, public halls, cultural and arts venues and outdoor sport facilities. Objectives of the Cultural Strategy include improving access to cultural activities, to maximise existing resources and to develop a network of facilities to accommodate cultural activity. The Leisure Strategy is the overarching policy document for a number of other strategies produced by the Council relating to play, youth, art, sport and health.~~
- 5.8 The District Council's 'PPG17 Assessment of Open Space, Sport and Recreation' (2006) assessed facilities and provision in terms of quality and value. 'Quality' relates to aspects such as the quality of sports pitches (drainage etc) and the quality of the equipment in play areas. 'Value' relates to the perception of the local community as to the importance of the facilities and provision. The study assesses whether areas of the District have a deficit or surplus of such facilities. It includes clear recommendations on the approach to existing facilities and the appropriate standards to apply to new developments. The recommended standards will ensure that future provision is based upon the principle of fewer facilities, but with enhanced value. This will include the provision of dual use facilities such as where school playing fields are also used for meeting the community need for such facilities, as identified in the PPG 17 study. The study also recommends applying accessibility thresholds to ensure that everyone has access to these facilities.
- 5.9 ~~The Cultural Strategy will be revised in 2008, and will include an Action Plan to identify key priorities for the development of future cultural activities and facilities, including taking forward recommendations from the PPG17 Assessment. The Leisure Strategy action plan, the findings of the PPG17 Assessment of Open Space and the Play Strategy will be used to revise the existing standards relating to the provision of open space and recreation facilities.~~
- 5.?? ~~The proposed approach for culture is:~~

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

~~To have a policy that supports~~ **The provision and development of leisure cultural activities and facilities to support the health, wellbeing and quality of life of the existing and future community, in accordance with the objectives of the Leisure**

~~Strategy, will be permitted. Such facilities and contribute to the local economy and environment. The need for such facilities across the District will be clarified through work on reviewing the Cultural Strategy and Action Plan before submission of the Core Strategy.~~

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

and

~~Core Policy 9 – Open Space, Sport and Recreation~~

~~To have a policy that supports the Cultural Strategy and Action Plan, including the findings of the ‘PPG17 Assessment of Open Space, Sport and Recreation’, and refers to a new or revised Supplementary Planning Document that will set out the new standards and thresholds.~~

## **KEY DIAGRAM**

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

## 6.0 Burgess Hill

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

### Town Centre Revitalisation

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

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

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

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

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

6.3 The Masterplan provides guidance on the nature and extent of future growth and development opportunities in the town centre, including a number of key locations such as the main shopping areas, around the railway station and the area between the shopping centre and the Victoria Business Park. [Revitalisationgeneration](#) will enable more people to live, work, shop and enjoy leisure facilities in the town centre and support the development of mixed use communities in a sustainable location.

~~6.?? The proposed approach for the town centre is:~~

### Core Policy 10 – Burgess Hill Town Centre

~~To have a policy that supports~~ [Developments that support](#) the revitalisation of Burgess Hill Town Centre in accordance with the vision, objectives and guidance contained within the adopted Burgess Hill Town Centre Masterplan [will be permitted.](#)

~~and commits to the~~ A review of the Masterplan proposals, which will form part of the Burgess Hill Townwide Plan, will be undertaken. This is in order to adapt to changing circumstances and the planned growth of the town.

## 7.0 East Grinstead

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

### **Town Centre Revitalisation**

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

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

- 7.2 This vision will be delivered through seven strategic objectives that cover issues such as the integration of new development with the town’s unique character; improvements to the accessibility of the town centre and the provision of safer and more attractive pedestrian and cycle routes; enhancements to town centre shopping and car parking provision; a wider mix of uses; improvements to the public realm; and development that builds on the town’s special character and identity. The creation of a sustainable environment is also a key objective.
- 7.3 The Masterplan provides guidance on the provision of new housing and business development within the town centre, improving the quality of the environment, retaining the attractiveness of the town centre for shopping, leisure and recreation and as a place to live and work, reducing the impact of traffic in the main shopping areas, safeguarding the character of the town and enhance car parking, open space and community facilities. It identifies key areas that, if brought forward for development, would support the [revitalisation](#) of the town centre, improve the public realm and upgrade the townscape. In particular it identifies the need to improve the link between the railway station and the town centre and provide enhanced [convenience and comparison store](#) provision in the town centre. [Certain schemes that are not specifically subject to the Masterplan guidance are still seen as extremely beneficial in helping to achieve the seven strategic objectives. This includes the northern extension of the Bluebell Railway, which is likely to bring a number of benefits to the town centre, including enhanced tourism facilities and wider economic gain.](#)

7.??—The proposed approach is:

### **Core Policy 19 – East Grinstead Town Centre**

~~To have a policy that supports~~ [Developments that support](#) the revitalisation of East Grinstead Town Centre in accordance with the vision, objectives and guidance contained within the adopted East Grinstead Town Centre Masterplan [will be permitted, and commits to the](#) [A review of the Masterplan proposals, which will form part of the East Grinstead Townwide Plan, will be undertaken. This is in order to adapt to changing circumstances and the planned growth of the town.](#)

## 8.0 Haywards Heath

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

### **Town Centre Revitalisation**

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

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

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

~~8.?? The proposed approach is:~~

### **Core Policy 22 – Haywards Heath Town Centre**

~~To have a policy that supports t~~[Developments that support the revitalisation of Haywards Heath Town Centre in accordance with the vision, objectives and guidance contained within the adopted Haywards Heath Town Centre Masterplan will be permitted, and commits to the A review of the Masterplan proposals, which will form part of the Haywards Heath Townwide Plan, will be undertaken. This is in order to adapt to changing circumstances and the planned growth of the town.](#)

## 9.0 Sustainable Rural Communities

### Introduction

- 9.1 Beyond the urban areas of the District's three main towns, the District is mostly rural, made up of a number of villages and small settlements set in attractive countryside. Much of the countryside is designated as Area of Outstanding Natural Beauty (AONB); the South Downs AONB to the south of the District and High Weald AONB to the north.
- 9.2 The rural area, to which this Chapter relates, is defined as the area outside of the built up areas of the District's three main towns, Burgess Hill, East Grinstead and Haywards Heath.
- 9.3 Although the villages and small settlements within the District are diverse in character, they face many similar challenges. The Core Strategy's vision seeks to maintain the varied character and outstanding natural environment of the District's rural areas whilst supporting the settled and working landscapes to remain viable. The need to support rural communities and provide affordable housing for local people is identified as a key issue in Chapter 4.
- 9.4 The purpose of this Chapter is to set out the proposed approach for development in the rural settlements of Mid Sussex, in particular the location of development and the amount of housing development required in the plan period. Other proposed policies also apply to development in and around rural settlements. The options set out are those that have performed the best against economic, social and environmental indicators through the Sustainability Appraisal.

*As indicated by the text above, the next part of this chapter will detail the policies and supporting text that are concerned with development within and outside of the villages. This will include the policy that details the level of housing development that will be allocated to the villages in Mid Sussex as well as the policy that is concerned with rural exception sites. These policies are very much influenced by the Rural Issues Background Paper and the Strategic Housing Land Availability Assessment. Both of these key pieces of evidence have yet to be finalised and therefore the policies in question will be considered at a Better Environment Advisory Group meeting later in the year.*

### Areas of Outstanding Natural Beauty

- 9.5 Mid Sussex currently has two Areas of Outstanding Natural Beauty, which together cover over half of the District. The High Weald AONB covers most of the northern part of the District, to the north of Haywards Heath. The [Sussex– South Downs](#) AONB covers the Downs themselves and much of the land to the south of Keymer, Hassocks and Hurstpierpoint. This area is likely to be designated as part of the South Downs National Park, although there are some differences between the AONB boundaries and the proposed boundaries of the National Park. AONBs and National Parks carry equal status in Government policy, although they have different objectives. In summary, both are intended to protect natural beauty, but National Parks have the additional objective of promoting [tourism, opportunities for public enjoyment and understanding of its special qualities](#).
- 9.6 Significant consideration should be given to the protection and enhancement of the locally distinctive features of each AONB, as defined by the High Weald AONB Management Plan and the South Downs Integrated Landscape Character Assessment.
- 9.7 For the part of the High Weald AONB in Mid Sussex the distinctive features are:
- the historic settlement pattern and historic farmsteads;
  - ancient woodland;

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

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

9.8 For the part of the South Downs AONB in Mid Sussex the distinctive features are:

### *Open Downland*

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

### *Scarp Slope*

- sunken terraced tracks and rights of way.

### *Scarp Foot*

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

~~9.?? The proposed approach is:~~

### **Core Policy 31 – Areas of Outstanding Natural Beauty / Proposed National Park**

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

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

## 10.0 Generic Core Policies

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

### Sustainable Resources

- 10.2 The need for the sustainable use of resources has become ever more apparent in recent years with water shortages becoming more frequent, rising energy prices and the growing awareness of the implications of climate change. This has been recognised at both a regional and national planning policy level. The Planning Policy Statement: 'Planning and Climate Change – Supplement to Planning Policy Statement 1' identifies scenarios where planning policies on sustainable building standards can be implemented in advance of changes to Building Regulations. The Sustainability Appraisal Report for the South East Plan Proposed Modifications recommended that, if the housing allocation for Mid Sussex is not reviewed then, in order to help ensure that demands for water are met, requirements for water efficiency that exceed Building Regulations are introduced for all new homes. The report suggests that this requirement is Level 3 of the Code for Sustainable Homes. The policy below reflects thisThe draft South East Plan, as submitted to the Secretary of State in March 2006, recognises this with policies promoting high levels of water efficiency (Policy NRM1), high standards of energy efficiency (Policy EN1), the re-use of construction and demolition materials and the use of Sustainable Drainage Systems (SuDS).
- 10.3 It is recognised that the Government intends to improve the energy/carbon performance of dwellings by 25% by 2010 (equivalent to Code level 3) with the aim of achieving 'carbon neutrality' by 2016 (equivalent to Code level 6). Despite this it needs to be recognised that the energy/carbon performance of a dwelling is only one of nine sustainability categories in the Code for Sustainable Homes (other categories include water, materials, waste, pollution and ecology). Hence, the policy below is seeking to achieve high sustainable building standards and not just low energy and carbon emissions from dwelling.The proposed approach is:

### Core Policy 33 – 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). To have a policy that requires development proposals to be accompanied by a Sustainable Construction Statement. This statement will demonstrate how current best practice in the use of energy and water efficiency, the re-use/recycling of demolition and construction waste, the use of locally sourced/produced building materials and the use of sustainable drainage systems has been incorporated into the proposed development. This policy will be supplemented by the Sustainable Construction Supplementary Planning Document, which will be amended where appropriate, with the Development Control Policies Development Plan Document providing further guidance/policy on this policy area.

### Renewable energy

*As mentioned in the Topic Paper that is concerned with this policy area, evidence to support the approach this policy takes is required. This is currently being compiled through joint working with other Local Planning Authorities in West Sussex. The findings from this work will be established around the beginning of February and therefore this policy will not be considered by the Better Environment Advisory Group until a meeting later in the year.*

## **Biodiversity**

The Core Strategy Pre-Submission document contained two biodiversity policies, one of which was concerned with biodiversity enhancements, the other focussing on the protection of areas of biodiversity importance. The supporting text to these policies made reference to the Appropriate Assessment that was being undertaken to determine the impact of the Core Strategy proposals on the Ashdown Forest, which is designated a Special Area of Conservation for habitats and a Special Protection Area for birds. The findings from this Appropriate Assessment could have an impact on the content of the biodiversity policies. With this being the case and with the Appropriate Assessment not due to be completed until early 2009 these policies will be considered by the Better Environment Advisory Group at a meeting later in the year.

## **Flood Risk**

- 10.4 One of the strategic planning objectives for the Core Strategy is concerned with climate change. This objective makes reference to the need to avoid having development within areas of flood risk now and in the future. To help ensure that this objective is met the District Council has undertaken a Strategic Flood Risk Assessment (SFRA).
- 10.5 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 attempt to ensure that the risk of fluvial flooding remains relatively low and that new development does not increase the risk of flooding and where possible resolves existing flooding problems. Where appropriate it will consult the Environment Agency for advice.

### **Core Policy ?? – Flood Risk**

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

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

## **Infrastructure**

One of the key influences on the Core Policy concerning infrastructure will be the content of the adopted South East Plan, which this and other policies will need to be in accordance with. The Proposed Modifications to the South East Plan deleted the conditional approach to development (growth only taking place once infrastructure has been put in place). The

## Core Strategy Proposed Submission Document

District Council objected to this proposal. It is therefore considered unwise to consider this policy area until the final outcome on the South East Plan, and in particular the policies concerning infrastructure, are known. The South East Plan is due to be adopted 'early in 2009' and therefore this policy will be considered by members of the Better Environment Advisory Group at a meeting later in the year.

### Transport

- 10.7 Transport is a major issue for the District. Many roads are already congested, and the London-Brighton main line is heavily used at peak times. Government policy encourages sustainable means of transport such as walking, cycling and use of public transport, and there is very little funding available for road improvements. The transport and land use policies in this Plan seek to achieve the aims and objectives of Government Policy, as well as the strategic planning objectives of this plan, which encourage the use of sustainable means of transport such as walking, cycling and public transport. The level of growth the District is expected to accommodate over the next 20 years necessitates a radical look at transport options in the area. The aim is to foster sustainable economic and population growth by maintaining an efficient transport system for the District, and encourage balanced investment across the County in less polluting and more energy efficient modes of public and private transport.
- 10.8 The District's principal transportation assets, including strategic road and rail corridors, are currently experiencing congestion. To accommodate the level of growth envisaged over the plan period will require an integrated approach to transport with an emphasis on the use of public transport and particular attention given to social inclusion and environmental sustainability, efficiency, safety, and competitiveness.
- 10.9 The Council will promote the use of alternative modes of transport to the private car and press for improvements to the provision of public transport within, to and from Mid Sussex. The plan encourages the provision of enhanced public transport facilities within, to and from Mid Sussex so it becomes a viable and attractive alternative to the private car. It will urge for greater investment in the provision of rail services, including increased capacity, and will support improvements to stations and station capacity. While proposals emerging from the Brighton Mainline Rail Utilisation Strategy should bring some increases to capacity at peak times, the Council will seek further increases in provision to meet the growth in demand for rail travel and to serve the needs of the increased population over the period to 2026 and beyond. Improvements to rail services, as the backbone of the public transport system in Mid Sussex, will be promoted, along with support for improvements to stations and station capacity. The Council will seek further increases in provision to meet growth in demand for rail travel and to serve the needs of the increased population to 2026 and beyond. The Council will also seek improvements to the provision of bus services, including the frequency of services and access to information. The plan also encourages improvements to the provision of bus services and access to information about these services.
- 10.10 The development and maintenance of the road network is critical to the economic and social well being of Mid Sussex. Whilst the Highways Agency has responsibility for the trunk road network, i.e. M23 and A23, West Sussex County Council, as the Highways Authority, is responsible for all other parts of the adopted road network in Mid Sussex. It is important that close working is maintained between the Highways Agency, the County Council and District Council to ensure that transport infrastructure is enhanced to meet future needs. The Highways Agency and West Sussex County Council are responsible for the road network. Close working with these organisations will be needed to ensure that transport infrastructure will be firmly integrated with the District's land use strategy. Where appropriate, there will also need to be close working with neighbouring authorities, particularly East Sussex County Council and Surrey County Council. The West Sussex Local Transport Plan sets out the County Council's approach to road building, maintenance and safety and sustainable transport measures, and this is supplemented by the South,

## Core Strategy Proposed Submission Document

~~Central and North Mid Sussex Area Transport Plans (May 2005). It will be essential that all new development proposals are considered in the light of how they can contribute to sustainable transport aims. The transport investment programme in the West Sussex Local Transport Plan sets out the County Council's approach to road building, maintenance and safety and sustainable transport measures. This is supplemented by the South, Central and Mid Sussex Area Transport Plans 2006-2016. The Core Strategy will seek to ensure that developments contribute to the aims and objectives of these plans, and that key transport requirements will be delivered in an efficient manner.~~

~~10.?? The proposed approach is:~~

### **Core Policy 39 – 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 the use of alternative modes of transport to the private car, such as walking, cycling and public transport.**~~

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

~~To have a policy that promotes the location of development to minimise travel; promotes the use of alternative modes of transport to the private car; seeks to improve rail and bus service provision; seeks improved walking and cycling facilities; and requires that developers contribute to meeting the requirements of the Local Transport Plan.~~

### **Affordable Housing**

*The content of this policy will be influenced by the final outcomes of the Strategic Housing Market Assessment. This has yet to be completed. Findings from this assessment will be reported to members of the Better Lives Advisory Group on the 28<sup>th</sup> January. A proposed policy approach for this policy area will also be considered at this meeting.*

### **Housing Density and Mix**

*The content of this policy will be influenced by the final outcomes of the Strategic Housing Market Assessment. This has yet to be completed. Findings from this assessment will be reported to members of the Better Lives Advisory Group on the 28<sup>th</sup> January. A proposed policy approach for this policy area will also be considered at this meeting.*

### **Character and Design**

- 10.11 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. By the way of background work a Landscape Character Assessment has been undertaken for the District. This appraisal identifies different landscape areas, the key characteristics of those areas, changes that are currently taking place and the landscape and visual sensitivities. There have also been Extensive Urban Surveys carried out for all three towns and two of the villages (Cuckfield and Lindfield). These studies assessed the archaeological and historical environment of the older parts of the settlements. Appraisals of a number of the conservation areas have also been carried out by the Council and some communities have prepared their own Village Design Statements. The distinctive character of Mid Sussex, and the immediate locality, will be an important consideration in the design of new development.

- 10.?? ~~Good design is about making better places. There are two underlying elements: places should be pleasing in appearance, and should function properly. This is addressed in Planning Policy Statement 1: 'Delivering Sustainable Development'. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, will not be accepted.~~
- 10.12 New developments should be individually distinctive by responding positively to the particular characteristics of their surrounds by respecting the existing landscape character and site conditions as well as the scale, proportion and character of the surrounding buildings. Bespoke designs and layouts that address these characteristics will therefore be 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.
- 10.13 Consideration will also be given to PPS1, which states that "LPA's should not impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles". Development proposals should be accompanied by a 'Design and Access Statement' covering both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with.
- 10.14 With respect to community safety as well as security, particular attention should be given to creating places that feel safe as well as secure houses. Layouts of new developments should 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.'

10.?? ~~The proposed approach is:~~

#### **Core Policy 42 – Design**

~~To have a policy that~~ All new development must be of the highest high quality in design and architecture, and ~~requires all new development to~~ 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.

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

- 10.15 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.

10.?? ~~The proposed approach is:~~

#### **Core Policy 43 – Changes of Use and Redevelopment**

~~To have a policy that~~ Existing uses of land and buildings will be safeguardeds ~~existing uses of land and buildings~~ unless it can be demonstrated that their loss

would not harm the social, environmental or economic wellbeing of the area, or that such harm is outweighed by the benefits of the proposed use.

### **Coalescence of Settlements**

*One of the key influences on the Core Policy concerning infrastructure will be the content of the adopted South East Plan, which this and other policies will need to be in accordance with. Strategic and local gaps were deleted entirely from the Proposed Modifications for the South East Plan. The District Council objected to this proposal. It is therefore considered unwise to consider this policy area until the final outcome on the South East Plan, and in particular the policies concerning coalescence and strategic and local gaps, are known. The South East Plan is due to be adopted 'early in 2009' and therefore this policy will be considered by members of the Better Environment Advisory Group at a meeting later in the year.*

## **11.0 Implementation Strategy**

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

## **12.0 Delivery and Monitoring Framework**

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

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

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

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

- A2.1 The preparation of the Core Strategy [Proposed Submission](#)~~Pre-submission~~ Document has involved widespread community engagement. This ~~engagement has been~~[was](#) 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 [d](#) 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~~~~Guidance notes~~ (or in some instances ~~Planning Policy Guidance notes, although these will be replaced in time which are gradually being replaced~~ 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 this was submitted to Government in March 2006. The south East Plan is due to be adopted in autumn 2008 and will forms the regional spatial strategy for the South East and is, this will be 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 ~~2004~~
- A Community Strategy for Mid Sussex 2004
  - The Mid Sussex Partnership ~~emerging~~ Sustainable Community Strategy 2008 – 2018
  - Town Health Checks and Parish Action Plans (where produced)
  - A Community Safety Strategy for Mid Sussex ~~2008~~2 - 201105
  - 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.~~9
  - 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~~2004~~ – a 20 year strategy
  - The~~Draft~~ South Downs Management Plan ~~2008 – 2013~~6
  - 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

~~, adopted by the Local Strategic Partnership and published in January 2004, aims to improve the social, economic and environmental well-being of the District, and to enhance the quality of life for everyone. One of the guiding principles contained in the Community Strategy is sustainable development, and this will be a major influence on the Core Strategy. The following key issues were identified:~~

#### **~~The Environment – To maintain an attractive and healthy environment.~~**

~~Key issues include:~~

- |  |  |
|--|--|
| <del><input type="checkbox"/>Transport</del>                     | <del><input type="checkbox"/>Sustainable growth</del>  |
| <del><input type="checkbox"/>Recycling</del>                     | <del><input type="checkbox"/>Maintaining separation of settlements</del>                     |
| <del><input type="checkbox"/>Town centre appearance</del>        | <del><input type="checkbox"/>Maintaining and enhancing the environment</del>                 |
| <del><input type="checkbox"/>Sustainable villages</del>          | <del><input type="checkbox"/>Reducing carbon dioxide emissions</del>                         |
| <del><input type="checkbox"/>Promoting Sustainable tourism</del> | <del><input type="checkbox"/>Promoting domestic/commercial energy and water efficiency</del> |

**Community Safety** – *To reduce crime and the fear of crime.*

Key issues include:

- Tackling drug and alcohol related crime
- Tackling anti-social behaviour
- Speeding traffic
- Reducing the fear of crime

**Housing and Inclusion** – *To provide opportunities and access for all individuals to services.*

Key issues include:

- Reducing social exclusion
- Affordable housing
- Access for people with disabilities
- Rural isolation
- Provision for older people
- Community facilities
- Cost of access to leisure provision
- Community transport
- Understanding of the needs of minority groups
- Post 16 training

**Lifestyle** – *To meet social needs.*

Key issues include:

- Developing further support for the voluntary sector
- Facilities for younger people
- Opportunities for leisure in rural communities
- Village facilities

**Health and Social Care** – *To create a healthy environment and meet the health and social care needs of the community.*

Key issues include:

- Health promotion
- Older people support services
- Access to NHS dentists
- Transport to health facilities
- Access to health facilities
- GP coverage
- Community mental health
- Family support services
- Linking health with leisure and lifestyle
- Environmental protection
- Tackling drug and alcohol abuse

**The Economy** – *To maintain a healthy and vibrant economy.*

Key issues include:

- Transport provision and improvement
- Town centre improvement
- Modernisation of business premises
- Childcare provision
- The rural economy
- Key worker housing
- Lack of tertiary education
- Employment opportunities

## **Appendix 4: New Settlements**

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

**Appendix 5: Relationship Of Core Strategy To Local Plan Policies**

A5.1 This table sets out the relationship between the Core Strategy Pre-submission Document and the policies within the saved Local Plan. The Core Strategy will replace some of the saved policies. The remaining policies within the saved Local Plan will continue to be saved until replaced by other policies within future Development Plan Documents.

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

Core Policy	Policy Objective	Local Plan Policy to be replaced
CP 3 Gypsies and Travellers	Provides for levels of pitch provision as base for DPD	H10
CP5 Tourism	Support new tourism within built up area and to allow rural tourism where it can support sustainability of the rural area.	R13
CP8 <del>Leisure</del> Cultural Activities and facilities	Supports the provision and development of cultural activities and facilities. <a href="#">Supports Cultural and PPG17 survey results. Refers to new SPD and new standards.</a>	<a href="#">R2, R3, R4, R6, B6 – all replaced once the SPD has been adopted</a> New
<del>CP9 Open space, sport and recreation</del>	<del>Supports Cultural and PPG17 survey results. Refers to new SPD and new standards</del>	<del>New (R2, R3, R4, R6, B6 – replaced when SPD adopted)</del>
CP10 Burgess Hill Town Centre	Supports revitalisation of Burgess Hill Town Centre	S1, BH13
CP19 East Grinstead Town Centre	Supports revitalisation of East Grinstead Town Centre	S1, EG11, EG13,
CP22 Haywards Heath Town Centre	Supports revitalisation of Haywards Heath Town Centre	S1, HH13, HH15, HH16
<a href="#">CP30 Development in Rural Areas</a>	<a href="#">Criteria for assessing applications for development in rural areas</a>	<a href="#">C1</a>
CP31 AONBs and National Park	Criteria for assessing applications within AONB and national park	C4
CP 33 Sustainable resources	Requires <a href="#">level 3 of the Code for Sustainable Homes to be met for all new dwellings. Also seeks ‘Very Good’ BREEAM standard to be met in non-residential developments</a> <del>evidence of energy and water efficiency in sustainability construction statement</del>	New
CP 39 Transport	Minimising need to travel	T4 <del>9</del> (part)
CP42 Design	Different character areas, preferred design approaches	B1 (part), B16,
CP43 Change of use and redevelopment	Safeguarding existing uses	New
<a href="#">Core Policy on Flood Risk</a>	<a href="#">To avoid development being placed at an unacceptable risk from flooding and to reduce certain existing flood risk problems</a>	<a href="#">CS15</a>

## Appendix 6: Evidence Base for the Core Strategy

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

- [Funding the Future of Mid Sussex 2004 \(MSDC\)](#)
- Mid Sussex District Housing Needs Survey 2004 (*David Coultie 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](#)~~Mid Sussex Ancient Woodland Survey~~ 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 \(David Coultie Associates\)](#)
- [PPS25 Sequential Test for the Spatial Strategy contained within the Core Strategy Pre-Submission Document 2008 \(MSDC\)](#)
- [Strategic Flood Risk Assessment 2008 \(MSDC\)](#)

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

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

## Appendix 7 – Glossary

### Abbreviations

#### [AA Appropriate Assessment](#)

**AMR** Annual Monitoring Report

**BVPI** Best Value Performance Indicator

**DCLG** Department for Communities and Local Government<sup>1</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

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

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

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

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

~~[Community Strategy](#) – The Local Government Act 2000 requires Local Authorities to prepare a community strategy in conjunction with other public, private and community sector organisations. Community strategies should promote the economic, social and environmental well-being of their areas and contribute to the achievement of sustainable development. A copy of the Mid Sussex 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.~~

**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

---

<sup>1</sup> Formerly the Office of the Deputy Prime Minister (ODPM)

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.](#)~~This document is produced during the early production stage of the preparation of a Development Plan Document and will be issued for consultation to meet the requirements of Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004.~~

**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](#).

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

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

**Pre-submission Document** – [Under the requirements of Regulation 26 of the Town and Country Planning \(Local Development\) \(England\) Regulations 2004, the production of the Pre-Submission document followed the Issues and Options stage. This document was required to be issued for formal public consultation and set out proposed policy approaches. This stage now forms part of Regulation 26 consultation under the Town and Country Planning \(Local Development\) \(England\) \(Amendment\) Regulations 2008.](#)~~This document is produced as part of the process of production of Development Plan Document following the Issues and Options stage. This will set out policy issues, including alternative approaches where appropriate. The pre-submission document is issued for formal public participation as required by Regulation 26 of Town and Country Planning (Local Development) (England) Regulations 2004.~~

**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 20084.

**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 and, once adopted, will~~ replaces ~~the existing~~ 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, and simultaneously made available for public consultation for a six-week period.](#)

**Supplementary Planning Documents** – These documents provide supplementary information to the policies in the Development Plan Documents. They ~~do not~~ form part of the [Local Development Framework, Plan and](#) ~~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

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

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.

---

<sup>†</sup>Quote taken from the Foreword of 'A Cultural Strategy for Mid-Sussex'.