

Mid Sussex District Plan 2014 – 2031

LIVE Examination Version

Composite version of the District Plan showing:

- **Changes proposed prior to examination, not yet subject to public consultation**
 - Further Modifications – August 2016 (BP4)

- **all main and minor modifications resulting from the examination:**
 - MSDC8,
 - MSDC8a,
 - MSDC8b,
 - MSDC8c,
 - MSDC8d

NOTE: Text marked in **yellow highlight** represents text still to be modified and/or agreed, i.e. as a result of the outcome of future hearing sessions (25/26th July) and the Inspector's final report; or text which requires a factual update before adoption. This text will be updated prior to consultation on Main Modifications and this document updated accordingly.

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Chapter 1: Background

- 1.1 This District Plan has been prepared in the context of the Localism Act and the National Planning Policy Framework. It reflects the aspirations of Central Government and the District Council to give local people more ownership and control over the planning of their area so that development is seen as a positive thing that can help communities maintain a high quality of life, increase economic prosperity and protect the environment to meet current needs and the needs of future generations.
- 1.2 The Plan sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved. It supports the National Planning Policy Framework's 'presumption in favour of sustainable development'. As such, it sets out broad guidance on the distribution and quality of development in the form of 'higher level' strategic policies. It also provides the framework for all subsequent planning documents, including Neighbourhood Plans. The District Plan covers the period up to 2031 and will replace the majority of the Mid Sussex Local Plan adopted in 2004. The Local Plan policies that will continue to apply are listed in Appendix C.
- 1.3 The District Plan does not apply to that part of the District within the South Downs National Park. The South Downs National Park Authority is preparing its own Local Plan for that area.
- 1.4 Mid Sussex is fully covered by Town and Parish Councils, and a particular feature of the Plan is the desire of the District Council to involve Town and Parish Councils in its preparation and delivery. It is vital that there is local influence over where and what development happens, and the infrastructure that is provided over the next 17 years. The Plan encourages all Town and Parish Councils, individually or working together in clusters, to prepare and keep up-to-date local Neighbourhood Plans as envisaged in the Localism Act and the National Planning Policy Framework. These Neighbourhood Plans will need to be in conformity with the District Plan and national policy guidance. Town and Parish Councils have commenced work on the preparation of their Neighbourhood Plans, with 20 Neighbourhood Plan Areas designated by the District Council.
- 1.5 The Plan is informed by the discussions the District Council has had with neighbouring authorities regarding their needs and planning issues of cross-boundary importance in line with the 'duty to co-operate' requirements in the National Planning Policy Framework.
- 1.6 The Plan should be read in conjunction with the Sustainability Appraisal report. This shows which options have been considered for the strategy and policies, assessed against sustainability objectives, and explains why the options chosen are preferred over those rejected.
- 1.7 A Habitats Regulations Assessment has been prepared to identify the Plan's potential impacts on the Ashdown Forest, a European designated site, as the Council is required to do. A Policies Map also accompanies the Plan. The documents that comprise the evidence base are listed in Appendix B.
- 1.8 Finally, the Plan has been prepared on the principle that further housing development must be accompanied by suitable and timely infrastructure investment. To this end, the District Council will publish a Community Infrastructure Levy Charging Schedule and Infrastructure Delivery Plan (IDP) that will complement this Plan. The Charging Schedule and other sources identified in the IDP will be a mechanism for delivering the necessary infrastructure to accompany new development.

Chapter 2: Vision and Objectives

Mid Sussex – An Attractive Place to Live, Work and Visit

- 2.1. Mid Sussex is a rural District in the South East of England. It is a desirable place to live, benefiting from a high standard of living and a superb and easily accessible natural setting. The District is consistently ranked highly on quality of life measures. The most recent Halifax Quality of Life Survey of 2015, (which ranks how good an area is in which to live based on measures such as housing, environment, health and education), places Mid Sussex 16th out of 405 local authority areas in the country. Mid Sussex scored more highly than any other area in Sussex. It is also one of the least deprived areas in the country according to the Index of Multiple Deprivation (ranked 315 out of 326 in 2010); crime levels are low; health levels are generally good; and there is a strong sense of community.
- 2.2. The District has three towns – Burgess Hill, East Grinstead and Haywards Heath – and a good mix of large and smaller villages/hamlets. These are distinct communities with their own heritage, characteristics and aspirations for the future. According to the 2011 Census, the District is home to 139,860 residents – 62% of these live in the three towns, with the remaining 38% living in the villages. The District has a higher than average number of retired residents (aged over 65) – 18.1% compared to 17.1% for the South East, and 16.4% nationally.
- 2.3. Mid Sussex is set in beautiful countryside. Nearly 50% of the District is within the High Weald Area of Outstanding Natural Beauty, and over 10% is within the South Downs National Park. Between them is an area of small-stream valleys and hedgerows within a gently rolling landscape known as the Low Weald. Mid Sussex is the tenth most wooded District in the South East and two-thirds of this woodland is classified as ‘ancient’. It also has many sites valued for their biodiversity including Sites of Special Scientific Interest, Sites of Nature Conservation Importance, Local Nature Reserves and Biodiversity Opportunity Areas. The Ashdown Forest is within the neighbouring Wealden District Council area but, as a European designated Special Protection Area and Special Area of Conservation, its proximity to Mid Sussex means that a Habitats Regulations Assessment of the District Plan is required.
- 2.4. The District is rich in heritage, which contributes to the unique character and identity of Mid Sussex and attracts many visitors to the area. The heritage assets of the District include many Listed Buildings, and Conservation Areas, ranging from the historic town centre of East Grinstead through to parts of the smaller villages and settlements, and sites of archaeological interest, some of which are Scheduled Ancient Monuments. There are Registered Parks and Gardens of Special Historic Interest and a large number of unregistered Parks and Gardens which appear on West Sussex County Council’s Sites and Monuments Record. The District also includes many other buildings which, whilst not statutorily listed, are of architectural merit or of local historic interest, making a valuable contribution to the character of the area. Unsurprisingly, the District’s attractive natural environment and rich heritage makes it highly valued by its residents and a popular tourist destination.

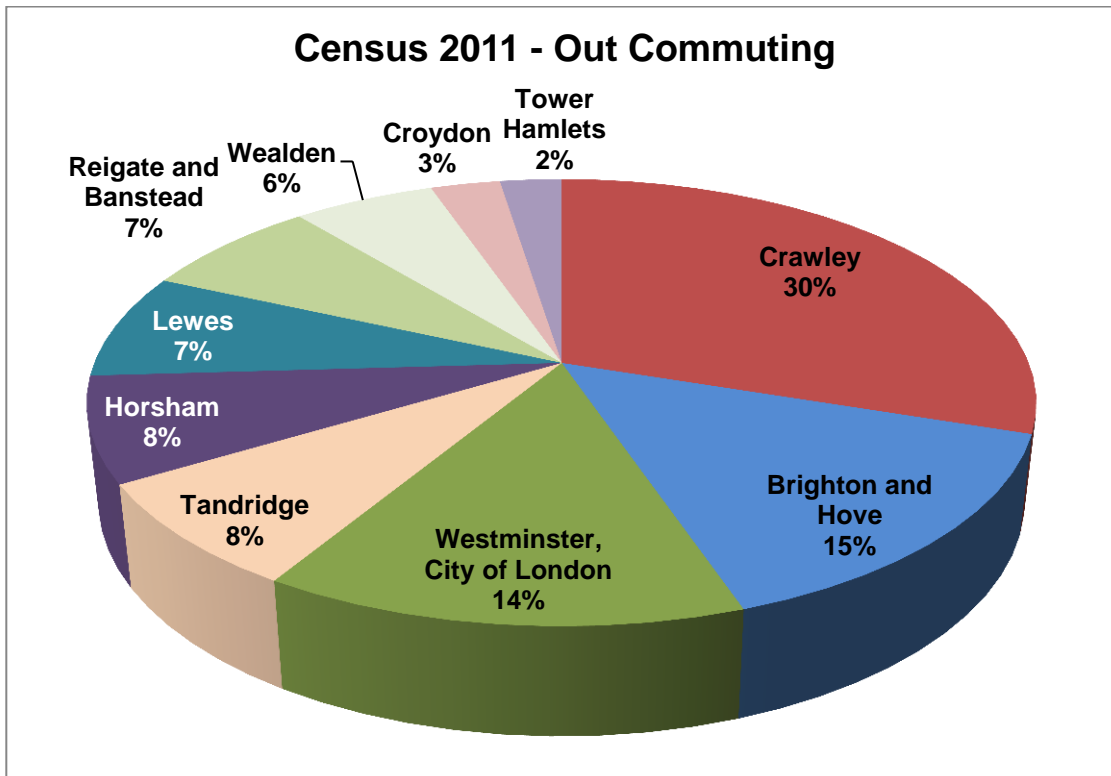


Figure 1: Main destinations of Mid Sussex residents commuting to jobs outside the district

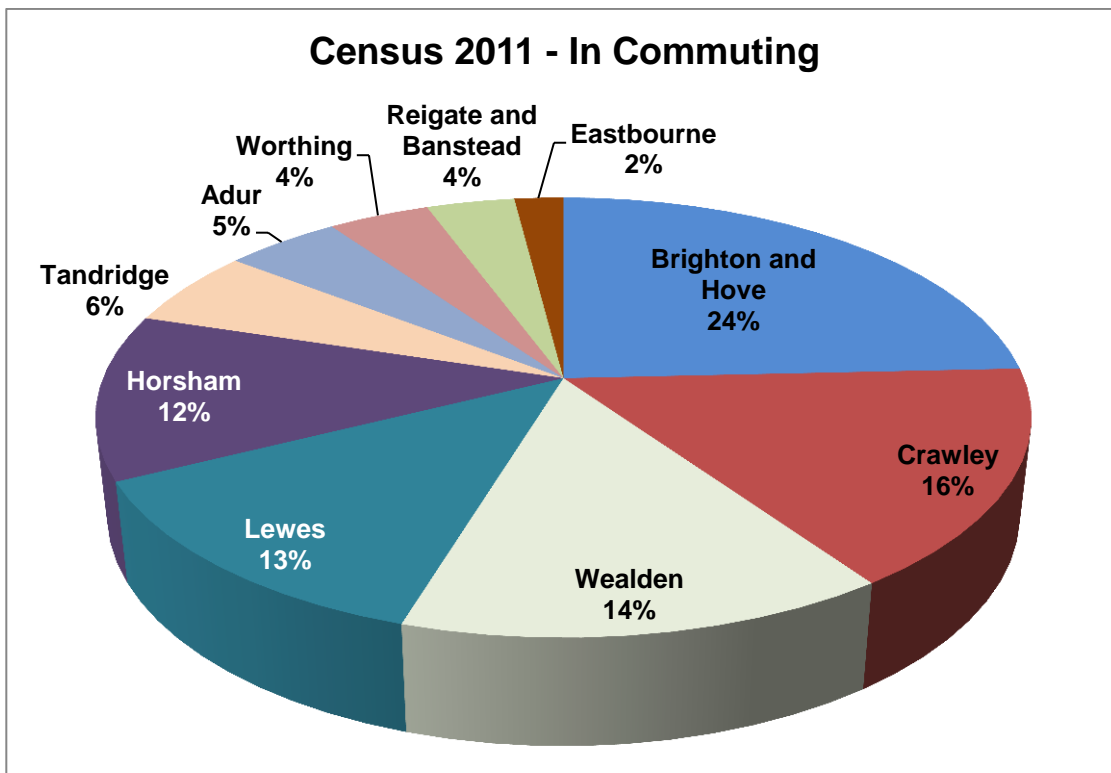


Figure 2: Main locations of non-residents commuting to jobs inside Mid Sussex

2.5. Economically, the District is generally successful with high levels of employment. The number of people economically active (i.e. people who are available to work) is over 75,000, which accounts for over 50% of the population of the District and remains at a higher percentage than the national figure. There are around 73,000 people in the District in employment. Over 13% of these work from home and 17% are self-employed. Around 44% of workers (31,745 as at 2011) commute out of the

District and over 20,000 people living outside the district commute in to Mid Sussex to work (as shown in Figures 1 and 2 above).

- 2.6. Mid Sussex District has a very low level of unemployment and this remains the lowest in the County. It has a relatively skilled and educated workforce and has access to higher educational establishments within the District and two universities in Brighton (University of Brighton and University of Sussex).
- 2.7. In 2010, Mid Sussex was identified by Experian as the most economically resilient local authority area in the region. It is the location for a number of innovative and nationally known businesses with a third of businesses in the professional, scientific and technical, and information and communication sectors. There is a range of smaller businesses across sectors such as finance, service industries and light manufacturing. The Mid Sussex area has approximately 7,100 businesses. Over 85% of these employ fewer than 10 people with the majority employing fewer than four employees. Over 2,600 of these businesses have been operating for over 10 years; however, there is also a large number (nearly 1,000), which have only been running for two years or less.
- 2.8. The nature of the local economy is strongly influenced by the wider regional context in which it sits. Mid Sussex is close to Crawley and London Gatwick Airport and within commuting distance of London and Brighton and the south coast. The District Council is an active partner in the Gatwick Diamond Initiative (an economic area centred upon the airport but covering nine local authority areas) and the larger 'Coast to Capital' Local Enterprise Partnership which stretches from Chichester in the west to Brighton in the south through to Croydon in the north. The District is well connected with good links by road and rail to London, Brighton and Gatwick and is within easy travelling distance of the Channel Tunnel, Southampton and Dover.

The Challenge Facing the District

- 2.9. Whilst Mid Sussex generally offers a high quality of life, it will need to manage a series of issues over the lifetime of this Plan if the District is to continue to be economically successful and the negative impacts of development are to be properly mitigated. These issues include:
 - Whilst the District is economically resilient, this cannot be taken for granted and there is a need to ensure the local economy is supported and businesses district-wide are able to thrive and grow in the future. In this regard, a survey conducted by the Burgess Hill Business Parks Association in September 2014¹ found that 74% of those businesses which had responded had grown in the previous 12 months whilst a significant number of businesses reported a need to move or expand their premises within the next 18 months;
 - Mid Sussex has a relatively high level of in and out commuting, which impacts on traffic levels and environmental quality. While it is recognised that commuters make a significant financial contribution to the District, it is important that appropriate employment opportunities are promoted within the District to ensure people who live locally have the opportunity to work locally;
 - There are already infrastructure deficits in sewerage and water supply, and open space and sports/play provision, and there are public concerns that further development will exacerbate these problems;

¹ Burgess Hill Business Parks Association Survey 2014

- Transport infrastructure is under particular strain with high levels of car ownership and car usage combining with narrow, winding rural roads and congested towns and major junctions. East Grinstead in particular has acknowledged congestion problems along the A22/A264;
- An important element of achieving sustainable communities is the regeneration and renewal of the three town centres so that they can be attractive and thriving retail, leisure and commercial hubs each with their own distinctive character;
- House prices in Mid Sussex are high relative to average incomes, and this causes affordability issues, particularly for young people;
- According to the 2011 Census, 18.1% of the Mid Sussex population are aged 65 and over, and the Office of National Statistics has projected that this will increase to 21.2% by 2021. There is also a projected increase in people aged over 85 years living in Mid Sussex from 2.8% to 3.3% by 2021 and new development will need to meet the changing needs of residents;
- While overall the District is a generally affluent one, there are small areas where income levels are significantly lower and/or access to local community services is not as good and this can create social exclusion;
- There is a need to achieve sustainable, attractive and inclusive communities to ensure that the District continues to benefit from low crime levels, good health and an attractive natural and built environment; and,
- There is a need to promote development that is energy and resource efficient and increases the environmental as well as economic sustainability of communities within Mid Sussex, and its ability to adapt to climate change.

A Vision for Mid Sussex

2.10. The Plan is based on the vision for the District set out in the 'Mid Sussex Sustainable Communities Strategy' (originally published in 2008 and refreshed in 2012):

“A thriving and attractive District, a desirable place to live, work and visit. Our aim is to maintain, and where possible, improve the social, economic and environmental well-being of our District and the quality of life for all, now and in the future.”

2.11. The vision is underpinned by four priority themes that promote the development of sustainable communities:

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

2.12. The Sustainable Communities Strategy was drawn up by the Mid Sussex Partnership, whose membership includes over 100 local organisations from the public, business and voluntary, and community sectors.

Strategic Objectives for the District Plan

2.13. The following table shows how the District Plan will take forward the above vision and apply it to planning issues.

Priority themes	Strategic Objectives for the District Plan
Protecting and enhancing the environment	<ol style="list-style-type: none"> 1. To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change 2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence 3. To protect valued landscapes for their visual, historical and biodiversity qualities 4. To protect valued characteristics of the built environment for their historical and visual qualities 5. To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes 6. To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks
Promoting economic vitality	<ol style="list-style-type: none"> 7. To promote a place which is attractive to a full range of businesses, and where local enterprise thrives 8. To provide opportunities for people to live and work within their communities, reducing the need for commuting 9. To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community 10. To support a strong and diverse rural economy in the villages and the countryside 11. To support and enhance the attractiveness of Mid Sussex as a visitor destination
Ensuring cohesive and safe communities	<ol style="list-style-type: none"> 12. To support sustainable communities which are safe, healthy and inclusive 13. To provide the amount and type of housing that meets the needs of all sectors of the community 14. To create environments that are accessible to all members of the community
Supporting healthy lifestyles	<ol style="list-style-type: none"> 15. To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations

Wider Context

- 2.14. The District Council has cooperated with neighbouring authorities on planning issues that cross administrative boundaries. Most of Mid Sussex lies within the Gatwick Diamond – an area centred upon the airport, which has a key role to play in the economic strength of the area, both as a direct employer and through its influence on the location of businesses that provide services to it or have international connections.
- 2.15. The Gatwick Diamond forms one of five sub-areas of the larger Coast to Capital Local Enterprise Partnership. The Coast to Capital mission is:
- “ to provide joint public and private sector leadership to drive sustainable private sector led growth and job creation across an area reaching from Brighton & Hove to Croydon and including the Gatwick Diamond and West Sussex. We will do this by boosting enterprise and embedding an even stronger enterprise culture. We will also increase international trade by helping current international traders to trade more and inspiring more businesses to trade internationally. In so doing we will realise every person and place’s potential.” (John Peel, Chairman of Coast to Capital).*
- 2.16 The Coast to Capital LEP is governed by a strategic Board, on which the Leader of Mid Sussex District Council represents the Gatwick Diamond district authorities, and a Joint Committee comprising all of the Leaders of the local authorities in the LEP area. It agreed a Strategic Economic Plan in March 2014, which resulted in a successful Growth Deal with Government.
- 2.17. The Gatwick Diamond has its own governance structure, with an Overview Forum of business and local authority Leaders, including the Leader of Mid Sussex District Council. The strategy set by the Overview Forum is implemented by the Management Board, which includes the Chief Executives of the six District/Borough Councils and two County Councils within the Gatwick Diamond. The strategic direction set by the Gatwick Diamond includes a local strategic statement, which is accompanied by a ‘memorandum of understanding’ setting out how the local authorities will work together to address the wider planning issues and to secure strategic infrastructure provision. This local strategic statement is being reviewed to improve the clarity of the strategic priorities for growth and investment in the Diamond.
- 2.18. Within the Gatwick Diamond area, the three West Sussex local authority areas of Crawley, Horsham and Mid Sussex form the ‘Northern West Sussex’ area. The 2009 West Sussex Strategic Housing Market Assessment identified two distinct housing market areas in the County, the Northern West Sussex HMA and the Coastal HMA, and this is confirmed in the Mid Sussex Housing and Economic Development Assessment (February 2015). The authorities in West Sussex have been working broadly within these two groupings and the Northern West Sussex authorities have collaborated on housing and economic evidence to inform their respective local plans. These authorities have detailed the outcomes of their joint working in the Northern West Sussex Position Statement.
- 2.19. Whilst the strongest housing and economic links are between Mid Sussex, Horsham and Crawley, the southern part of Mid Sussex also has links with the coastal area. In October 2013 the Council signed up to the Greater Brighton City Deal, which covers the administrative areas of Brighton & Hove, Lewes, Mid Sussex, Adur and Worthing Councils. The City Deal identifies a number of growth areas, including support for the development of the proposed Business and Science Parks at Burgess Hill. The City Deal aims:

- “To build on the success of Brighton’s creative-tech cluster, and help its many small businesses translate their success onto a larger scale;
- To unlock growth across other areas of the City Region outside Brighton, by giving private sector investors the confidence and space they need to invest;
- To create effective governance structures for Greater Brighton, so that local authorities, businesses and universities across the City Region can work together in a seamless fashion”.

2.20. In October 2014 Mid Sussex District Council joined the ‘Coastal West Sussex and Greater Brighton Strategic Planning Board’, which includes Adur and Worthing Councils, Arun District Council, Chichester District Council, the South Downs National Park Authority, Brighton & Hove City Council and Lewes District Council. ~~This Board is in~~ The Board’s most recent update to the process of updating its Local Strategic Statement, which will include (January 2016), now includes the area of Mid Sussex.

2.21. The complex economic context of the district is shown diagrammatically in Figure 3.

2.22. Part of Mid Sussex District lies within the South Downs National Park. The National Park Authority is the local planning authority for this area, ~~although it has a delegation agreement with the District Council, which determines most National Park planning applications in the part of Mid Sussex that lies within the Park.~~ Whilst the National Park Authority currently uses the Mid Sussex Local Plan policies to determine planning applications, it is now producing its own Local Plan. Therefore, in agreement with the National Park Authority, the Mid Sussex District Plan area excludes the part of the District which lies within the National Park.

2.23. To the east of the district is the Ashdown Forest which is classified as a Special Protection Area (SPA) and designated as a Special Area of Conservation (SAC) (European nature conservation designations). Whilst Ashdown Forest is outside Mid Sussex, its proximity means that a Habitats Regulations Assessment is required by legislation, and this must determine whether or not to assess if the Mid Sussex District Plan will adversely affect the ecological integrity of the Forest. The Habitats Regulations Assessment identified likely significant effects on the Ashdown Forest SPA and SAC as a result of recreational disturbance and atmospheric pollution respectively. Potential mitigation measures have been identified for recreational disturbance and these are in the process of being delivered. This mainly affects development proposals within 7km of the Forest boundary (which includes the settlements of East Grinstead, Ashurst Wood, Ardingly, Horsted Keynes and Crawley Down). ~~Initial work has identified that potential impacts arise from recreational disturbance and atmospheric pollution. Potential mitigation measures have been identified and further work is taking place to assess the impact of this Plan.~~ Mid Sussex District Council is working jointly with Wealden District Council, Lewes District Council, Tunbridge Wells Borough Council ~~and~~ Tandridge District Council and Sevenoaks District Council to ensure that a consistent and robust approach to mitigation is adopted. In terms of atmospheric pollution, the Habitats Regulations Assessment concludes that significant effects on the Ashdown Forest SAC are unlikely and no further measures are necessary.

2.24. The environmental constraints of the district and the immediately surrounding area are shown in Figure 4.

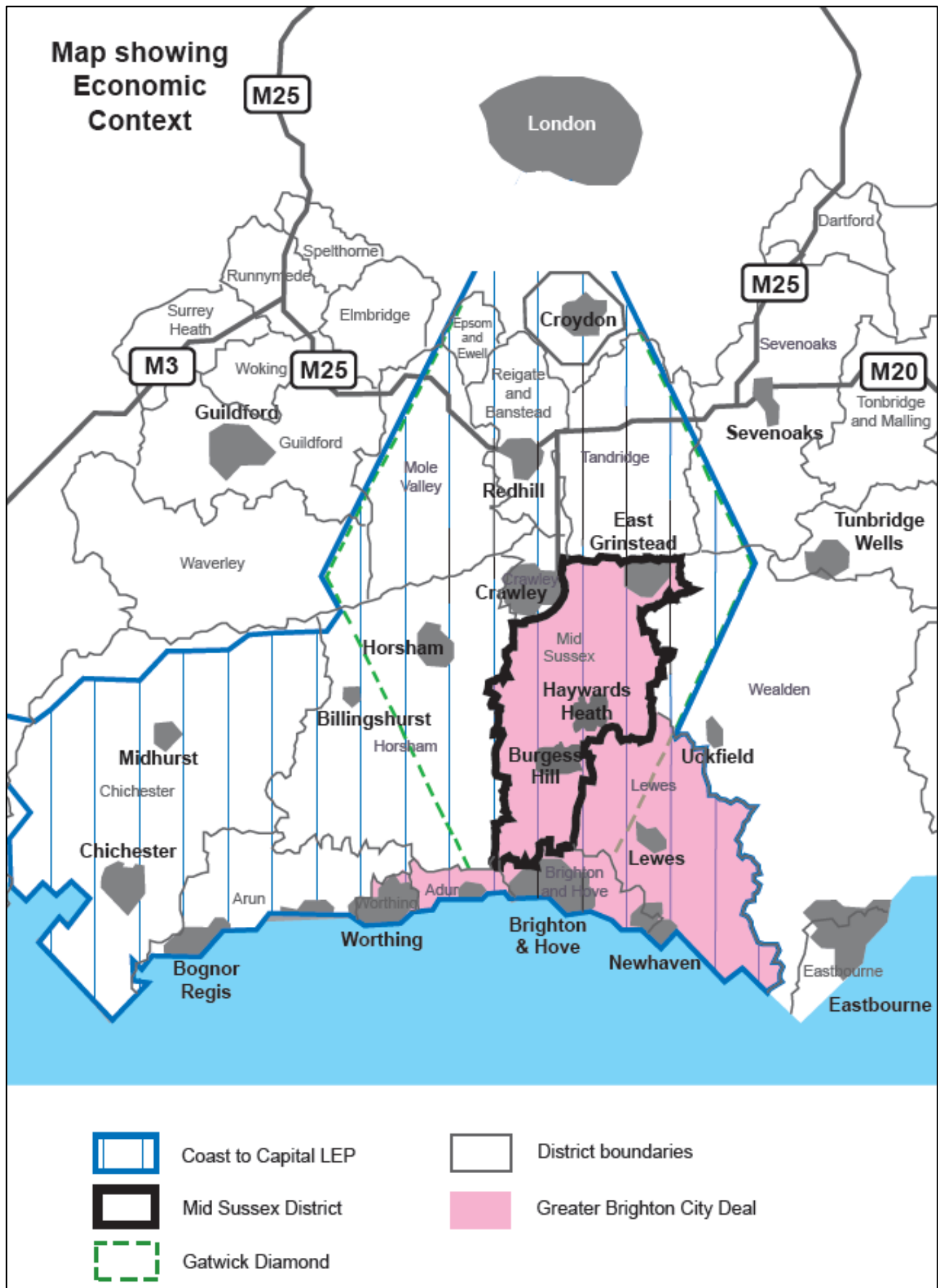


Figure 3: Mid Sussex Economic Context

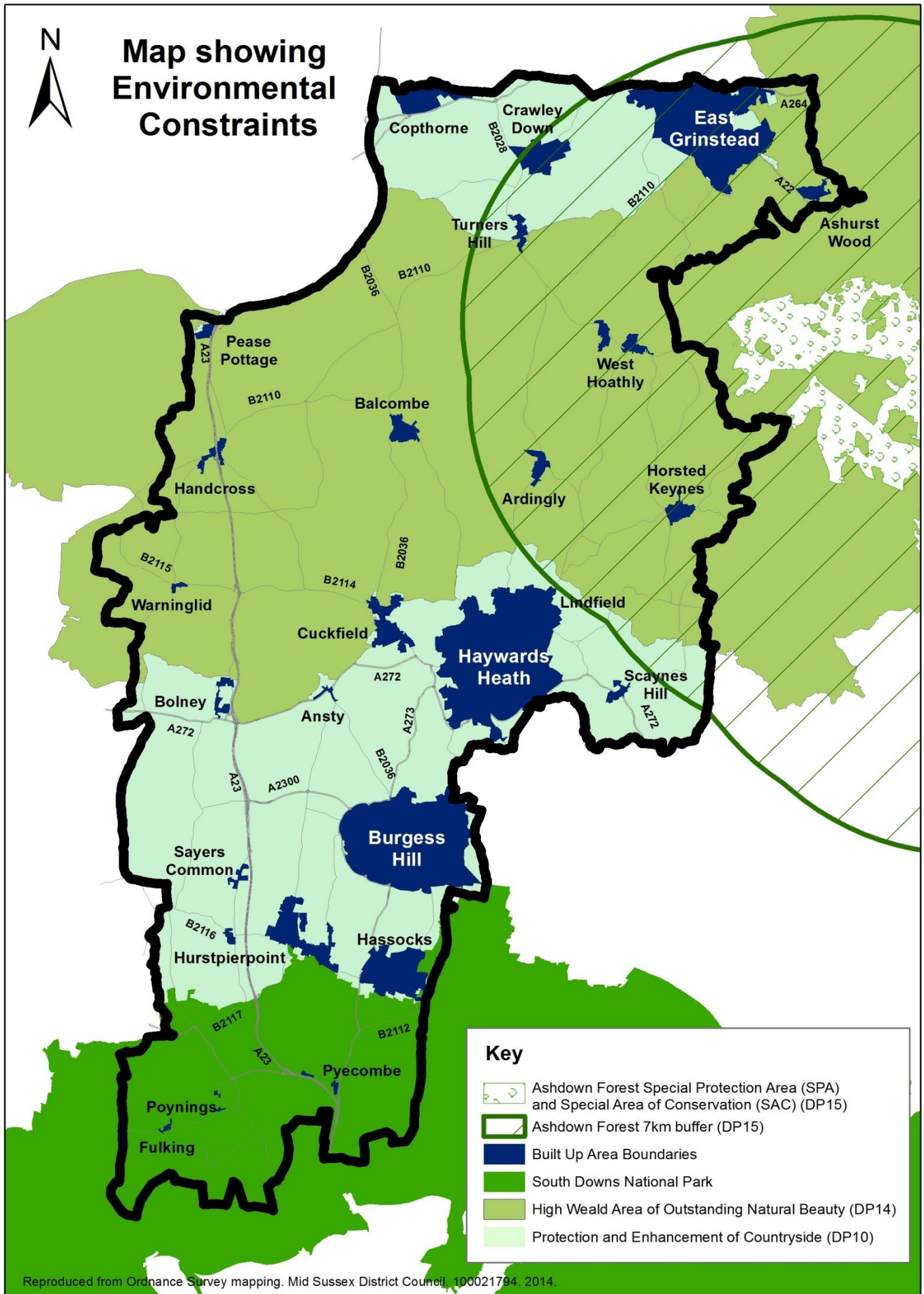


Figure 4: Mid Sussex Environmental Constraints

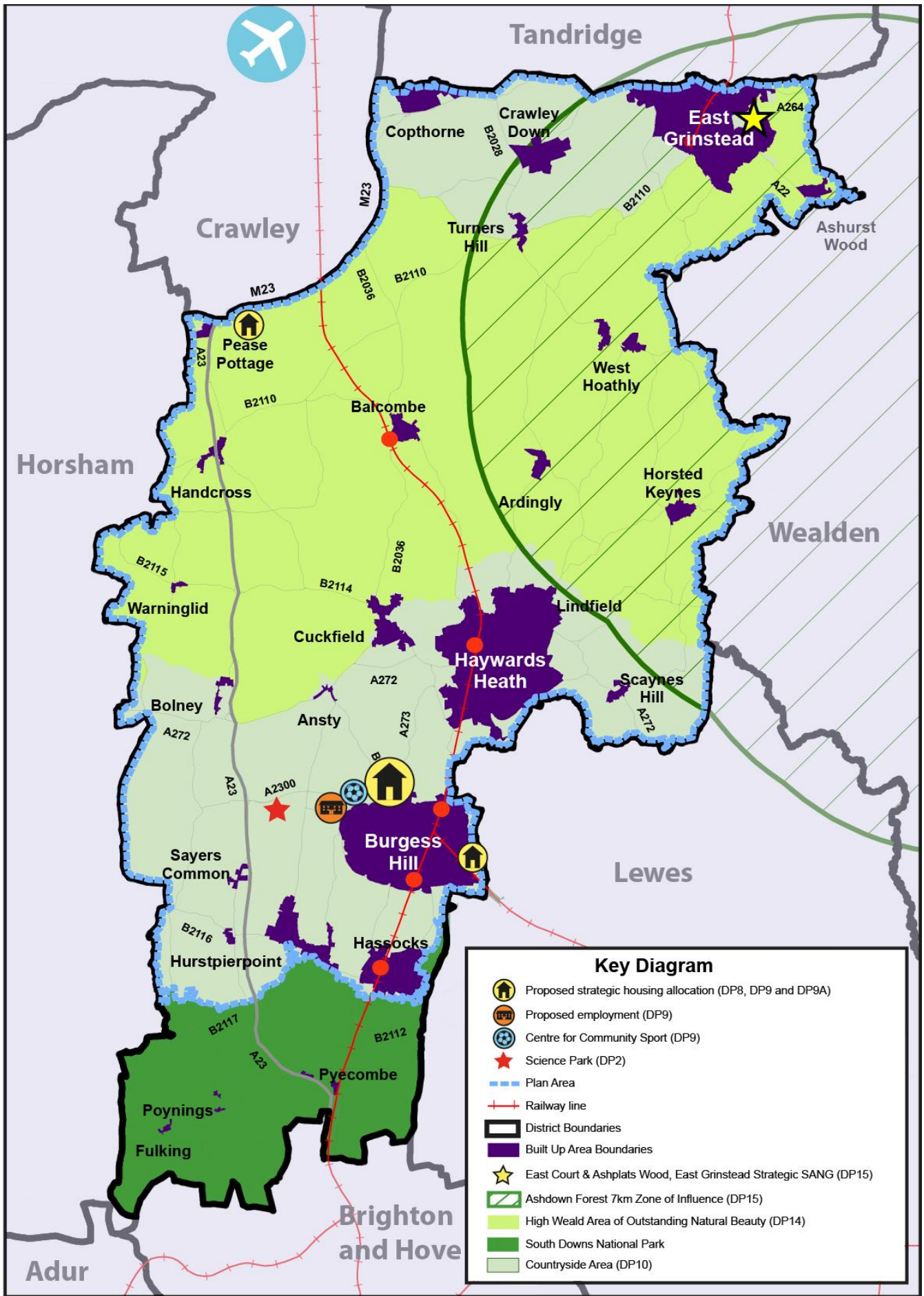


Figure 5: Key Diagram

Introduction

- 3.1. This chapter sets out the overall strategy for achieving the vision and strategic objectives referred to in the previous chapter. It demonstrates how the Council will meet the challenge of balancing economic growth with protecting and enhancing the high quality environment of the District. It shows how it will meet the National Planning Policy Framework requirement to plan positively for sustainable development. The Plan's overall strategy is shown in illustrative form in the Key Diagram (Figure 5 above).
- 3.2. The District Plan provides clarity to communities, developers and other interested parties on what, where, when and how development should take place in Mid Sussex until 2031. In doing so, it shows how the Council will balance the need to protect the unique environment and heritage of the District with the equally important need to ensure that communities can be increasingly aspirational and promote local business activity and employment. However, the Plan is flexible enough to enable Neighbourhood Plans to reflect the individual characteristics and requirements of their localities. It enables those making planning decisions to respond to changing circumstances, and take advantage of any unforeseen opportunities to promote the vision and strategic objectives of the Plan.
- 3.3. The following chapter sets out the strategic policies that will guide the nature and quality of development in the District. These cover issues which apply to the whole District, or have implications beyond individual parish boundaries. Other town or village specific policies will come forward through Neighbourhood Plans. Neighbourhood Plans are required to be in general conformity with the policies of the District Plan.

Protecting the Unique Character of Mid Sussex

- 3.4. Mid Sussex has a high quality environment that is greatly valued by those who live, work and visit the District. Its towns and villages include many historic buildings and conservation areas, and they are surrounded by attractive countryside, much of which is protected by national and local designations. The countryside offers a wide range of social, economic and environmental benefits to residents and visitors. The location, nature and quality of new development is therefore of the utmost importance to ensure that this environment is protected, and where possible enhanced.
- 3.5. Independent consultants were commissioned to undertake a study on the capacity of Mid Sussex to accommodate new development. The overall aim of the study was to provide a detailed and robust assessment of the constraints to development in the District in order to understand its capacity to accommodate development and to identify the most sustainable areas for development. The study was published in June 2014. Its key finding is that Mid Sussex is heavily constrained by environmental designations and by its attractive countryside and high quality landscape character in particular. The study highlights that almost two-thirds of the District is covered by primary level constraints, i.e. areas that are afforded the highest protection under national policy such as the National Park and Area of Outstanding Natural Beauty. In the remaining parts of the District, just 4% of the area is not covered by either one or more secondary constraints or is not already built upon. Secondary constraint areas are those which are sensitive to development pressures, but have less weight afforded to them by national policy.

Increasing the Sustainability of the District

3.6. A central aim of the District Plan is to increase the sustainability of communities within Mid Sussex and reduce the need to travel to other areas for employment and other facilities. This gives people the opportunity to access jobs, shops and leisure facilities close to home and makes communities more sustainable by:

- Reducing the environmental impacts of increased traffic and congestion on air pollution and quality of life;
- Increasing the amount of time people spend within their communities so they can build stronger relationships with neighbours, leading to safer and more inclusive places and a greater sense of social responsibility;
- Supporting the local economy because people who live and work within the community are more likely to spend money in local shops and businesses, build local supply chains and thereby reduce leakage of expenditure outside of the area.

Supporting Economic Growth

3.7. The Plan seeks to support sustainable communities and a robust local economy by encouraging opportunities for residents to work within their towns and villages and access other necessary services and facilities close to home. The Plan has strong links with the Council's Economic Development Strategy which was updated in 2013. This sets out the actions being undertaken by the Council to support the local economy. These include facilitating the delivery of new business space; supporting the regeneration of the three town centres; and direct support to businesses through specific Council services.

3.8. The location of Mid Sussex within the Gatwick Diamond brings potential to enhance the economic prosperity of the area and it is important that Mid Sussex benefits fully from those opportunities. The District Plan's spatial policies seek to continue to support the economic role and function of Burgess Hill and to expand this, not only to better meet local employment needs, but also to recognise the wider economic and inward investment role which the town can fulfil. The Plan promotes strategic development at Burgess Hill, referred to below, and includes proposals for high quality employment floorspace to enable the towns of Mid Sussex to become more sustainable through reducing long distance commuting and to boost the economy of the area generally. There is a clear commitment from developers to bring forward sites for business use and these will help to create a revitalised and sustainable 21st century town. The wider benefits of these developments will support high-end economic and business growth across the Coast to Capital and South East LEP areas.

3.9. It is also important that economic development opportunities are taken up elsewhere in the District, particularly through the regeneration of town centres and other existing employment areas, and the development of new employment areas in the towns and villages. In developing their Neighbourhood Plans, Town and Parish Councils are being encouraged to take full account of the economic needs of their area, and to seek to reduce commuting by providing for these needs. The Plan also includes policies to support existing businesses and allow them to grow and encourage inward investment especially by knowledge-driven, creative or high technology industries.

Meeting Housing Needs

- 3.10. Another central aim of the Plan is to ensure that housing needs can be met over the Plan period. This is in accordance with the National Planning Policy Framework (NPPF, paragraph 47) which requires authorities to demonstrate that they are meeting the “full, objectively assessed” housing needs of their housing market area so far as that is consistent with the other policies in the NPPF. The Mid Sussex Housing and Economic Development Needs Assessment (HEDNA) (February 2015), its Update (November 2015) and Addendum (August 2016), provide the evidence for the objectively assessed housing need for Mid Sussex, drawing on evidence from the 2009 and 2012 Strategic Housing Market Assessment and the Affordable Housing Needs Update (2014). The latter documents were prepared jointly with Crawley and Horsham Councils and cover the whole Northern West Sussex Housing Market Area.
- 3.11. The most recent Department for Communities and Local Government (DCLG) district-level household projections for the period to [20372039](#) were published in [February 2015–July 2016](#). These project that an average of [656714](#) new households will be formed each year over the plan period 2014-2031. The Planning Practice Guidance (PPG) indicates that these household projections should provide the starting point for the estimate of overall housing need. The DCLG projections have been subjected to sensitivity testing using development-industry recognised POPGROUP modelling software. Using this methodology maintains the robustness of the DCLG projections such that an objective assessment of the district’s housing need of [656714](#) homes per year is produced. It should be noted that approximately 1% of this figure (or [67](#) dwellings per annum) relates to the South Downs National Park which is outside the Plan area.
- 3.12. The PPG advises that housing need numbers suggested by household projections should be adjusted if market signals or other market indicators point to an imbalance between the supply and demand for housing. The evidence and other factors detailed in the HEDNA Update (November 2015) conclude that it would be appropriate to make an adjustment in the form of an uplift of 2.3% (or [1516](#) dwellings per year) in response to vacancies. ~~This results in a baseline Objectively Assessed Need (OAN) figure of [671](#) dwellings per year.~~ In addition, ~~the HEDNA Update concludes that it would be justified to uplift the OAN by [24](#) dwellings per annum in response to market signals analysis and the need to improve affordability for the younger age groups. This produces an OAN figure for Mid Sussex of, the examination of the District Plan identified that an uplift of 20% ([146dpa](#)) should be applied to account for ‘market signals’.~~ This establishes the Objectively Assessed Need for Mid Sussex as [695876](#) dwellings per year.
- 3.13. The Localism Act 2011 introduced a ‘duty to cooperate’ on planning issues that cross administrative boundaries, and this duty is clarified further in National Planning Policy Framework paragraphs 178-181. Paragraph 182 says that Local Plans should be positively prepared based on “a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.”
- 3.14. Accordingly, Mid Sussex District Council asked all its neighbouring authorities to submit details of any unmet requirements. Six of the eight neighbouring authorities identified unmet housing requirements and two authorities identified unmet employment floorspace requirements. This information was then used to carry out a ‘Sustainability Assessment of Cross-Boundary Options for the Mid Sussex District Plan’ which looked at the sustainability impacts on Mid Sussex of taking some or all of its neighbours’ unmet needs, and the sustainability impacts on those neighbouring authorities if it did not assist in meeting their needs.

3.15. In addition, further work was undertaken on the available supply of sites within Mid Sussex evidenced within the Strategic Housing Land Availability Assessment (SHLAA). A new 'call for sites' was carried out in the summer of 2014 and site assessments were rigorously tested to assess whether constraints could be overcome. This included commissioning independent consultants to review judgements on the suitability of sites on landscape grounds when this was the only factor that was preventing sites from being considered part of the supply. A workshop was also held with representatives of the housebuilding industry to test whether the methodology and assumptions in the SHLAA were correct, in particular with respect to delivery rates and the five year supply.

3.16. As a result of this work, there is an overall palette of sites that could deliver approximately **12,400,600 homes** within Mid Sussex. However, it is considered that the Plan needs to retain some flexibility should some sites not come forward or are delivered at a slower rate than anticipated, particularly in the first five years of the plan period. The Plan therefore allocates a strategic site to the east of Pease Pottage which is capable of early delivery and proposes that work will commence on a Site Allocations document in 2019, with anticipated adoption in 2021, to identify remaining sites for the plan period.

3.17. The District Plan Sustainability Appraisal appraised a number of plan provision options, and determined that 800 dwellings per year represents the 'tipping point' where the negative environmental effects of new development are not outweighed by positive social effects. Housing provision above this would lead to environmental effects that would not be outweighed by positive benefits. Therefore, the maximum plan provision figure that could be delivered sustainably in Mid Sussex is 800 homes per annum (or 13,600 for the period 2014 -2031).

3.18. The consequence of this proposed provision figure and the latest DCLG [2012/2014](#)-based household projections, adjusted to take account of vacancies and market signals, is that Mid Sussex is able to contribute **105 dwellings per year** towards meeting neighbouring authorities' housing needs. ~~These would principally be directed~~ The evidence indicates that any supply in excess of local need is most likely to be absorbed by those authorities which is within the same housing market area strongest economic and has been found to have an unmet need of approximately 5,000 dwellings over its plan period 2014 -2031 functional links with Mid Sussex. The employment space needs of neighbouring councils are addressed in the preamble to Policy DP2: Economic Development.

Ensuring Housing Development is in Suitable Locations

3.19. The Sustainability Appraisal for the District Plan has shown that the District can accommodate the level of housing required, taking into account environmental and other constraints. In terms of location, the most sustainable strategy for the District is to allocate a significant proportion of the proposed development to Burgess Hill. Located in the south of the District, Burgess Hill is the largest of the three towns in Mid Sussex with a population of around 29,000. There are two main line stations which allow access to London and Brighton, town centre facilities and existing employment opportunities. Burgess Hill has fewer constraints than Haywards Heath and East Grinstead and other potential locations identified in the Sustainability Appraisal. The remainder of development will be delivered by the other towns and villages to support their economic, infrastructure and social needs. The scale of growth at these settlements will be guided by the Settlement Hierarchy set out in Policy DP6: Settlement Hierarchy.

- 3.20. Locating homes and employment opportunities as part of development at Burgess Hill will bring improvements in infrastructure and contribute to the renewal and regeneration of the town centre. Over the last five years, work has been progressing in Burgess Hill on a proposal to develop between 3,500-4,000 new homes to the north and the east of the town, new high quality employment development, new sporting facilities and other infrastructure benefits. This work has been led by Burgess Hill Town Council, in consultation with adjacent Parish Councils (Ansty and Staplefield Parish Council and Hurstpierpoint & Sayers Common Parish Council), the District Council and West Sussex County Council, and interested developers. This work has been the subject of public consultation, and the results incorporated into the Burgess Hill Town Wide Strategy. The Town Wide Strategy was adopted by the Town Council in 2011.
- 3.21. The District Council supports this work, which is seen as a leading example of the ‘bottom-up’ approach to planning now being promoted through the Localism Act and National Planning Policy Framework (paragraphs 183-185). It reflects the Council’s aspirations to support sustainable growth where this is accompanied by infrastructure benefits. The principles and development proposals set out in the Burgess Hill Town Wide Strategy are included as strategic development locations in this Plan.

Supporting Neighbourhood Plans

3.22. The District Council’s preference is that the location and nature of additional development is identified through Neighbourhood Plans. This reflects the Government’s localism agenda, and its view that giving power and responsibility to local communities will give them the confidence to accept appropriate development and the corresponding benefits that can come with it. This view is confirmed in the National Planning Policy Framework (paragraph 16), which sets out that neighbourhoods should “develop plans that support the strategic development set out in Local Plans... and plan positively to support local development”.

3.23. All of the town and parish councils within the District Plan area are preparing Neighbourhood Plans. The following table indicates the stage their plans had reached as at [May 2015](#) [June 2016](#).

Stage	Neighbourhood Plan
Made	Cuckfield Ardingly Hurstpierpoint & Sayers Common West Hoathly Burgess Hill Lindfield and Lindfield Rural Turners Hill Twineham Crawley Down Ashurst Wood
Referendum	Burgess Hill Crawley Down Albourne Bolney Balcombe
Examination	Lindfield & Lindfield Rural Turners Hill

	<u>Twineham</u> <u>Ansty and Staplefield</u> <u>East Grinstead</u> <u>Haywards Heath</u>
Submitted	<u>Albourne</u> <u>Ashurst Wood</u> <u>Bolney</u> <u>Hassocks</u>
Consultation on draft plan	<u>East Grinstead</u> <u>Haywards Heath</u> <u>Horsted Keynes</u>
Plan area agreed	<u>Ansty & Staplefield</u> <u>Horsted Keynes</u> <u>Copthorne</u> <u>Hassocks</u> <u>Balcombe</u> Slaugham (reached examination once but undertaking further work)

3.24. The Town and Parish Councils are shaping sustainable neighbourhoods with their communities by allocating land for a variety of uses including housing, business and Local Green Spaces that reflect distinct local character, needs and aspirations.

Ensuring Housing Delivery

3.25. The identification in the District Plan of where new homes will be delivered (and the subsequent detailed allocations and policies in Neighbourhood Plans) is essential to demonstrate delivery of the new homes that Mid Sussex requires for its communities to become more sustainable and meet their needs. This will then protect the District from other development proposals outside of the areas identified in the District Plan and Neighbourhood Plans; ensure the Plan has local community support; and that the overall aims of the District Plan are not undermined.

3.26. Despite recent national economic difficulties, Mid Sussex has continued to receive development proposals and has permitted a significant number of planning applications. As at 1st November 2015, there were approximately 6,194 new homes already 'committed' on sites that are allocated in the Mid Sussex Local Plan, the Small Scale Housing Allocations Document, made Neighbourhood Plans; or have been granted planning permission, but not yet implemented.

3.27. The national economic situation had an impact on housing delivery, but there are local factors in some cases that have prevented some sites from being delivered. These include landowner disputes, development viability and delays in providing necessary infrastructure. The District Council will continue to work with landowners, developers and statutory agencies to try and remove such barriers. Progress on these matters will be reflected in the Council's updates to its five-year housing land supply position.

3.28. The delivery of the Burgess Hill Town Wide Strategy is being progressed by a Development Board comprising representatives from the District and County Councils. Mechanisms for delivery include Planning Performance Agreements, one of which was signed for the strategic allocation to the east of Burgess Hill granted planning permission for 480 homes. Outline planning applications for the remainder of the strategic development proposed for Burgess Hill are expected to be submitted

late 2016. The Plan assumes the strategic developments proposed for around Burgess Hill will yield approximately 3,980 homes over the lifetime of the Plan.

3.29. The allocation of a strategic site is proposed to the east of Pease Pottage for 600 dwellings, a primary school and hospice.

3.30. The remaining new homes are proposed to be delivered through a combination of the Neighbourhood Planning process and a Site Allocations document for the District. ~~There will be no necessity for the current generation of neighbourhood plans to increase their housing numbers. However, if Town and Parish Councils wish to review their made plans to increase numbers, this will reduce the amount of sites that need to be found in the Site Allocations document.~~

3.31. For Neighbourhood Plans still in preparation, if communities wish to promote more development above their own needs through their Neighbourhood Plans to achieve additional local infrastructure improvements then the District Plan will not prevent this, provided the proposed developments meet with the vision, strategic objectives and policies of this Plan and the requirements of the National Planning Policy Framework.

3.32. In addition to the housing provision in Neighbourhood Plans, the District Council will produce its own Site Allocations document for the District. Such a document has been programmed into the Local Development Scheme to ensure its implementation to maintain a five-year supply of housing land.

~~3.33. There will be no necessity for the current generation of Neighbourhood Plans to increase their housing numbers. However, if Town and Parish Councils wish to review their made plans to increase numbers, this will reduce the amount of sites that need to be found in the Site Allocations document.~~

~~3.33-3.34.~~ The Plan also acknowledges that the level of housing and other development will need to be spread over the Plan period rather than it all coming at the beginning or end. However, it is accepted the timing of developments coming forward is partly in the hands of the specific developers themselves and will depend on the timely delivery of infrastructure.

Meeting Local Infrastructure Needs

~~3.34-3.35.~~ The Mid Sussex Community Infrastructure Levy Charging Schedule will be the main mechanism for delivering the necessary infrastructure to accompany new development. This will be supplemented with negotiated section 106 agreements to secure affordable housing and additional on-site infrastructure, and section 278 agreements to secure site-specific highway works.

~~3.35-3.36.~~ An Infrastructure Delivery Plan has been prepared which identifies all types of infrastructure needed to support the planned amount of new homes and businesses' economic growth in the District over the plan period. It has been prepared in collaboration with the County Council, Town and Parish Councils and other infrastructure providers to reflect the holistic needs of the District. The Infrastructure Delivery Plan sets out the estimated costs, who is responsible for infrastructure provision and when it should be provided. The District Council will work with infrastructure providers and impose conditions on planning permissions to ensure that essential infrastructure is brought forward at the appropriate time.

~~3.36~~3.37. In January 2013, the Government announced that Town and Parish Councils that take a proactive approach, by drawing up Neighbourhood Plans that are endorsed by local people in a referendum, will receive 25% of the revenues from the Community Infrastructure Levy arising from the development that they choose to accept. In areas not covered by an agreed Neighbourhood Plan, the Town or Parish Council will receive up to 15% of the Community Infrastructure Levy, capped at £100 per dwelling in the parish at the time the Levy is collected. The District Plan goes further than this, and proposes that the Community Infrastructure Levy collected from developers by the District Council will normally be spent on infrastructure needs in the locality of the scheme that generated it. The prospect of seeing real infrastructure improvements and other benefits to their area as a result of new development has been key to encouraging Mid Sussex communities to take a positive approach to planning for growth. It is therefore vital that County, District and Town and Parish Councils work together effectively to secure the right infrastructure at the right time to accompany new development.

Gatwick Airport

~~3.37~~3.38. Gatwick Airport is a single runway, two-terminal airport just to the north-west of the District. The airport has ambitious plans for growth and development, utilising the existing runway and terminals, to support up to 45 million passengers by 2021. The Council will work with partners across the Gatwick Diamond area, through the Gatwick Diamond Initiative, to encourage sustainable economic growth to support this expansion. This will include supporting Gatwick as an economic and transport hub, and seeking to improve access to and from the airport by a range of modes of transport.

~~3.38~~3.39. The Council will also work with adjoining local authorities to minimise the environmental impact of existing development at the airport and actively seek to ensure that the environmental effects of expansion proposals (within agreed limits) are minimised, and where necessary mitigated, and that wherever possible additional environmental benefits are secured.

~~3.39~~3.40. The airport's proposals for an additional parallel runway were not supported by the Airports Commission. The Government is due to announce its preferred solution to meeting runway capacity in the South East.

~~3.40~~3.41. The District Plan is based upon the airport functioning within the legal limits defined by the Gatwick Airport legal agreement (that is, without additional runway development before 2019). Any growth of the airport beyond that allowed in the legal agreement would require an early review of the strategy and policies in the Plan.

Duty to Cooperate

~~3.41~~3.42. The ongoing cooperation between local authorities in the area has been positive and effective during the preparation of this Plan, as evidenced in the Council's 'Duty to Cooperate Statement'. These relationships and joint working practices will need to continue to be effective and constructive on an ongoing basis to address the very significant challenges for the wider area in meeting housing and other development needs. If a second runway at Gatwick is supported by Government this would present a further significant challenge for the wider area. The main mechanisms for this cooperation will be the Gatwick Diamond Initiative, the Coastal West Sussex and Greater Brighton Strategic Planning Board and the Greater Brighton Economic Board. The outcomes from these discussions and any underpinning technical work will be taken into account and progressed through Local Plan reviews. Mid Sussex District Council is fully committed to continuing to work positively and proactively with partners to plan strategically for the wider area in

the longer term. This will include exploring long term opportunities to work together with others to narrow the gap between the planned housing provision and the assessed needs of the wider area.

Examples of such work are:

- i) the refreshing of the Local Strategic Statement for Coastal West Sussex and Greater Brighton, which now includes Mid Sussex, agreed in January 2016 and
- ii) the refreshing of the Local Strategic Statement for the Gatwick Diamond, recently commissioned.

3.42-3.43. As noted above, the Plan's housing provision includes a contribution of ~~105 dwellings per year~~ towards the unmet needs of neighbouring authorities, and the strategic allocation at Pease Pottage is proposed as a direct response to those of Crawley Borough Council.

Sustainable Development

DP1: Sustainable Development in Mid Sussex

Policy DP1 promotes economic, social and environmental gains through development based on the aims of the Mid Sussex Partnership's Sustainable Communities Strategy (2008-2018). These cannot be achieved in isolation because they are mutually dependent. People who live and work within the community are more likely to spend money in local shops and businesses and build local supply chains. Improving sustainable transport choices can have a positive impact on quality of life, public health, minimising the impacts of climate change, reducing congestion and enhancing people's spending power. Opportunities to build safe and socially inclusive places can improve community cohesion and quality of life.

The District Plan seeks to achieve sustainable development in accordance with paragraph 10 of the National Planning Policy Framework, which requires Plans to take local circumstances into account so that they respond to the opportunities for achieving sustainable development.

DP1: Sustainable Development in Mid Sussex

Strategic Objectives: All.

Evidence Base: Mid Sussex Sustainable Communities Strategy 2008-2018.

When considering planning applications, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (paragraphs 14 and 15). In doing so, it will respond to opportunities to meet economic, environmental and social needs, each strand treated equally. In Mid Sussex, sustainable development means that which:

Social

- improves quality of life, wellbeing and the conditions in which people live, work, travel and take leisure;
- provides housing that meets the needs of present and future generations in locations that are consistent with other policies in the Plan;
- contributes to the creation of balanced communities that meet the needs of all residents with appropriate infrastructure and public facilities that are accessible to all;
- increases the opportunity for people to spend more time within their communities so they can build stronger relationships with neighbours, leading to safe and socially inclusive places with a greater sense of social responsibility;
- increases opportunities to walk, cycle or use public transport, including as part of the green infrastructure network;

Economic

- supports the local economy in both towns and villages and in rural areas;
- creates jobs in towns and villages, minimises the need to travel to other areas for employment and gives people the opportunity to access jobs, shops and leisure facilities

close to home;

Environmental

- ~~protects, enhances, restores and utilises natural and environmental assets, including special protections for irreplaceable habitats;~~
- ~~respects the intrinsic character and beauty of the countryside;~~
- ~~maximises the use of previously developed land and buildings within the built-up areas and reduces the environmental impacts of development; and~~
- ~~reflects the need to adapt to the impacts of climate change.~~

Quantity and Type of Development

DP2: Sustainable Economic Development

The District Plan strategy is based on the Council's aspiration for sustainable economic growth. This aspiration will contribute towards enhancing the prosperity of the Gatwick Diamond and Greater Brighton City Region, providing the opportunity for the residents of Mid Sussex to work locally and reduce the need to commute. The joint Economic Growth Assessment (2014) highlights a high degree of economic inter-relationship between Crawley, Horsham and Mid Sussex. Overall economic strength is dependent on ongoing and continued joint-working and effective management of strategic issues across the economic sub-region, particularly with those authorities whose economies are critically interrelated to Mid Sussex. The Council will continue to support the Mid Sussex economy and wider economic sub-region in collaboration with other local authorities and alongside the work of the Coast to Capital Local Enterprise Partnership over the Plan period.

The District Plan reflects the requirements of the National Planning Policy Framework paragraph 21, by setting out a clear economic vision and strategy, identifying strategic sites and criteria for supporting inward investment and existing businesses. Policy DP2 encourages new businesses to the District in order to meet aspirations for economic growth and the wider benefits this would bring.

The Mid Sussex Economic Development Strategy (2013) supports the delivery of Policy DP2 in a number of ways; by supporting the economy through facilitating new development, delivering starter units and the revitalisation of the town centres. It enables business growth and resilience through the Council delivering key services, procuring locally and paying invoices quickly. There will be support through the Gatwick Diamond Initiative and working with other partners including the County Council on specific initiatives.

The Economic Growth Assessment (2014) indicates a need for additional employment land in the sub-region to maintain a high quality and competitive business offer. It is important that the District Plan allows for economic development opportunities that arise within the District, particularly for high quality, knowledge based or high-tech industries which the Economic Development Strategy recognises as a viable market for the District.

The level of housing growth proposed in Policy DP5: Housing would result in the need to create an average of 330370 new jobs per year being generated.

Coast to Capital Local Enterprise Partnership has identified Burgess Hill as a spatial priority in its Strategic Economic Plan (SEP) (2014). The spatial priorities in the SEP are defined as "locations with the most current growth or where there are opportunities to create the most capacity for future growth". Coast to Capital has committed to making significant investment in the Burgess Hill area between 2015/16 and 2020/21 to deliver new jobs, homes and employment space.

The Burgess Hill Employment Sites Study (2015) assessed the deliverability of the business park at Burgess Hill. This study sets out scenarios for job targets and commensurate floorspace provision for business park developments and updates the employment forecasts for Mid Sussex within the Economic Growth Assessment. The baseline assessment suggests an employment land demand figure of approximately 24 hectares between 2014 and 2031. The study states that this is best viewed as a realistic minimum and that a demand figure of 25-30 hectares should be used. However, the extent of unmet employment land needs from neighbouring local authorities in the Gatwick Diamond and wider Coast to Capital LEP area is projected to be significant and there are evident economic and sustainability consequences if an insufficient supply of employment land and floorspace is not secured.

Policy DP2 therefore takes account of the recommendations in the evidence base by proposing an allocation of 30 hectares of new employment land between Burgess Hill and Cuckfield Road.

The Coast to Capital Strategic Economic Plan (2014) supports [both](#) the business park proposal and [the proposals](#) for a high quality Science and Technology Park², [the latter](#) creating 100,000m² of employment floorspace and 2,500 new jobs (around 50% of which would be for new graduates. The Strategic Economic Plan (page 50) states that provision of these developments “will create more sustainable communities within Mid Sussex by improving job prospects within the District and reducing the need for commuting”.

Paragraph 22 of the National Planning Policy Framework states that planning policies should “avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose”, so Policy DP2 also sets out the circumstances in which changes of use could take place.

DP2: Sustainable Economic Development

Strategic Objectives: 7) To promote a place which is attractive to a full range of businesses, and where local enterprise thrives; and 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting.

Evidence Base: Burgess Hill Employment Sites Study; Coast to Capital Strategic Economic Plan; Gatwick Diamond Strategy; Mid Sussex Economic Development Strategy, Northern West Sussex Economic Growth Assessment, Housing and Economic Development Needs Assessment.

The total number of additional jobs required within the district over the plan period is estimated to be an average of [-330370](#) jobs per year. This will be achieved by:

- Encouraging high quality development of land and premises to meet the needs of 21st century businesses;
- Supporting existing businesses, and allowing them room to expand;
- Encouraging inward investment, especially the location, promotion and expansion of clusters or networks of knowledge, creative or high technology industries;
- Seeking the provision of appropriate infrastructure to support business growth – in particular high speed broadband connections.

Provision for new employment land and premises will be made by:

- Allocating [30-25](#) hectares of land as a high quality business park at Burgess Hill to the east of Cuckfield Road;
- Incorporating employment provision within large scale housing development as part of a mixed use development where it is appropriate; and
- Allowing new small-scale economic development, in the countryside, including tourism (in accordance with Development in the Countryside policies).

The development of a Science and Technology Park has been proposed to support research and development and provide [high quality](#) employment for the wider area. The Coast to Capital

^{2 2} [The UK Science Park Association \(UKSPA\) describes a Science Park as “a business support environment that encourages and supports the start-up, incubation and development of innovation-led, high-growth, knowledge-based businesses; initiatives called by other names such as Research Park, Innovation Centre, Technology Park, Technopole or technology-based Incubator – where they aspire to meet the essential criteria set out above are also included within the definition.”](#)

Strategic Economic Plan identifies a broad location to the west of Burgess Hill. This broad location is indicated on the Policies Map. The Council would consider any such proposals taking into account:

- how the proposal demonstrates that it would contribute to meeting the overall objectives of this policy;
- how the proposal demonstrates that the development would comprise uses falling within the definition of a 'Science Park' as set out by the UK Science Park Association, alongside appropriate ancillary uses required to serve the development and its employees;
- how the proposal would secure the objectives of policy DP19: Transport, particularly in terms of delivering sustainable transport; and
- ~~the wider impact on the environment and the surrounding area.~~
- the identification of and response to environmental, ecological and landscape constraints on and around the site and how the proposal demonstrates that it would achieve a high quality of design, layout, ecological protection and enhancement, and landscaping to address the objectives of Policies DP24: Character and Design, DP38: Trees, Woodlands and Hedgerows, DP37: Biodiversity and DP38: Green Infrastructure.

Effective use of employment land and premises will be made by:

- Protecting allocated and existing employment land and premises (including tourism) unless it can be demonstrated that there is no reasonable prospect of its use or continued use for employment or it can be demonstrated that the loss of employment provision is outweighed by the benefits or relative need for the proposed alternative use;
- Permitting appropriate intensification, conversion, redevelopment and/ or extension for employment uses providing it is in accordance with other policies in the Plan;
- Giving priority to the re-use or adaptation of rural buildings for business or tourism use and to the diversification of activities on existing farm units (in accordance with Development in the Countryside policies).

Neighbourhood Plans should:

- Identify the needs of local businesses and their local residents for employment opportunities and any areas requiring economic regeneration, infrastructure provision or environmental enhancement as required by paragraph 21 of the National Planning Policy Framework; and
- Allocate sufficient land within their towns and villages to meet these needs.

If monitoring indicates that there is an insufficient supply of allocated employment sites to meet the District's jobs needs, then the Council will consider allocating sites through a Site Allocations Development Plan Document, produced by the District Council.

DP3: Town Centre Development

The Council supports the regeneration and renewal of the three key town centres of Burgess Hill, East Grinstead and Haywards Heath. The town centres provide a range of shops and other facilities which play a key role in serving each town and the surrounding villages and rural areas.

The Mid Sussex District Council Retail Study (September 2008, updated November 2014 [and May 2016](#)) indicated that while the three towns are performing reasonably well as shopping destinations, they are not meeting their full potential, with a need to improve their attractiveness to minimise competition from other towns outside the District.

The Retail Study Update [2014/2016](#) found that for convenience goods, there is no district-wide capacity for new retail floorspace [over the Plan period](#) until [2024/2031](#) as the supermarket permitted as part of the Haywards Heath railway station redevelopment will effectively 'soak up' any quantitative need for new retail floorspace ~~over the short/medium term. Over the Plan period until 2031, the study found that there is a forecast capacity for 2,475m² net of new convenience goods floorspace, the majority of which should be directed towards Burgess Hill and East Grinstead.~~

For comparison goods, the study forecasts ~~a quantitative need for new that there is no short to medium term capacity (up to 2025) as a result of planned new comparison~~ retail floorspace ~~of 13,689m², particularly due to the new retail schemes in Haywards Heath (the station redevelopment) and Burgess Hill (The Martlets redevelopment). However, capacity for new floorspace emerges towards the end of the forecast period in 2029 for 5,781m² net and is forecast to increase to 8,643m² by 2031. This capacity is fairly evenly distributed between Haywards Heath (3,558m² 3,675m²), Burgess Hill (5,156m² 396m²) and East Grinstead (4,463m²) 4,254m²). There is more limited capacity forecast for Hassocks, Hurstpierpoint and the district's other main village centres (525m² 512m²).~~

Because ~~there are redevelopment schemes in the pipeline for all three of the town centres which are likely to more than 'mop-up' the of this lack of~~ quantitative need for new floorspace ~~by 2031 until 2029 and the prospect of town centre redevelopment in East Grinstead~~, it is not considered necessary to include specific targets for retail floorspace within the policy.

Policy DP3 supports the regeneration of the town centres and seeks to maintain the overall objective of improving the services and attractiveness of the district's town centres by encouraging developments of mixed uses to meet the needs of the community.

Proposals for retail, leisure and office and other main town centre uses should be in a town centre location in accordance with the sequential test for town centre uses. Where planning applications are for main town centre uses proposed on the edge of town, outside the town centre or out of town and are not in accordance with the District Plan or Neighbourhood Plan, the Council will apply a sequential test and require an impact assessment as set out in the National Planning Policy Framework (paragraphs 24-27).

When assessing planning applications for retail developments outside a town centre, the Retail Study Update 2014 considers that a local impact threshold of 500m² would be justified as an alternative to the default threshold of 2,500m² identified by the National Planning Policy Framework. The level of detail included within a Retail Impact Assessment should be proportionate to the scale and type of retail floorspace proposed, and should be agreed between the Council and the applicant on a case-by-case basis.

DP3: Town centre development

Strategic Objectives: 9) To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community.

Evidence Base: Mid Sussex Retail Study Update 2014; Neighbourhood Plans; Town Centre Masterplans and accompanying work.

Town Centres

These are defined as the town centres of Burgess Hill, East Grinstead and Haywards Heath which meet the needs of their communities and those of the surrounding large and small villages and countryside areas.

To support the regeneration and renewal and environmental enhancement of the town centres as defined on the Policies Map – development, including mixed use and tourism related development, will be permitted providing it:

- is appropriate in scale and function to its location including the character and amenities of the surrounding area;
- has regard to the relevant Town Centre Masterplans and is in accordance with the relevant Neighbourhood Plan.

Primary Shopping Frontages

Primary shopping frontages are areas considered to be the principal shopping areas, predominantly for retailing. Proposals should enhance the shopping facilities available and not undermine the retail function of the area. Within primary shopping frontages as defined on the Policies Map change of use will be permitted where:

- A clear predominance of Class A1 shop uses would be maintained;
- The nature of the proposed use would sustain and enhance the vitality and viability of the centre; and
- The location and prominence of the proposed use would not lead to a significant break in the continuity of the shopping facilities.

Changes of use to B1a offices or residential use at ground floor level will be resisted.

Secondary Shopping Frontages

Secondary shopping frontages are the smaller areas on the edge of, or beyond, the primary shopping frontages. A high proportion of Class A1 – A5 uses appropriate to a shopping area, which contribute to the pedestrian flow and attractiveness of the area, should be retained. Within secondary shopping frontages as defined on the Policies Map change of use will be permitted where:

- The proposal would sustain and enhance the vitality and viability of the shopping area;
- The cumulative effect of non-Class A1 – A5 shop uses is not so great as to

undermine the attractiveness of the shopping area.

In exceptional circumstances change of use to B1a office, health or medical use or residential use, at ground floor level, will be permitted where:

- It can be shown that an A1 – A5 use is no longer viable;
- An unacceptable break in the frontage of A1 – A5 uses would not occur; and
- The cumulative effect of the proposal would not be so great as to undermine the vitality and viability of the shopping area.

The town centre boundaries and Primary and Secondary Shopping frontages in the three towns are shown on the Policies Map. These may be revised through Neighbourhood Plans for those areas.

Sequential Test for Town Centre Uses

A sequential test must be applied to planning applications for main town centre uses that are not in an existing centre and are not in accordance with the District Plan and the relevant Neighbourhood Plan. The sequential test will require:

- Applications for main town centre uses to be located in town centres; or, if suitable sites are not available
- In edge of centre locations where the site is accessible and well connected to the town centre; or, if suitable sites are not available
- At accessible out of centre sites that are well connected to the town centre

Where an application fails to satisfy the sequential test, or fails to meet other requirements of this policy, it should be refused.

[For the purposes of the sequential test, Neighbourhood Centres do not perform the same function as Town Centres. Proposals in Neighbourhoods should reflect their role in meeting the day to day needs of the local community.](#)

Local Threshold for Retail Impact Assessments

Planning applications proposing the construction of 500m² or more gross floorspace for the sale of convenience or comparison goods outside a town centre must be accompanied by a Retail Impact Assessment in order to demonstrate that they would not have a significant adverse impact on a town centre, either on their own or cumulatively in the area.

DP4: Village and Neighbourhood Centre Development

The Plan seeks to support a prosperous rural economy in accordance with paragraph 28 of the National Planning Policy Framework.

The Mid Sussex Retail Study Update (2014) focused on the three town centres and the village centres of Hassocks and Hurstpierpoint, indicating that the two village centres were performing relatively well in their role. However, all the main village centres including Crawley Down, Cuckfield, Hassocks, Hurstpierpoint and Lindfield have an important range of services and facilities that supply the day-to-day requirements of local residents, neighbouring small villages and the countryside areas surrounding the

villages. People may have to travel further to gain access to some services that are not provided by these villages and it is important that these and other smaller centres remain vibrant and successful.

DP4: Village and Neighbourhood Centre development

Strategic Objectives: 9) To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community; and 10) To support a strong and diverse rural economy in the villages and the countryside.

Evidence Base: Mid Sussex Retail Study Update 2014; Neighbourhood Plans; Town Centre Masterplans and accompanying work.

Village Centres

These are defined as the village centres of Crawley Down, Cuckfield, Hassocks, Hurstpierpoint and Lindfield which meet the needs of their own communities and neighbouring small villages and countryside areas.

To support the village centres, development, including for mixed uses, will be permitted providing it:

- **helps maintain and develop the range of shops and services to enable the village centre to meet local needs; and**
- **is appropriate in scale and function to its location including the character and amenities of the surrounding area; and**
- **is in accordance with the relevant Neighbourhood Plan.**

Small Village Centres, Neighbourhood Centres (in the towns)

These are defined as the various small village and neighbourhood shopping centres which meet the needs of their own communities and countryside areas. To support these, changes of use from Class A1 shop uses to other uses will be resisted.

In exceptional circumstances, a change of use to Class A2, A3, A4, A5 and B1a offices use, health or medical use will be permitted providing:

- **it can be shown that the existing use is no longer viable; and**
- **is appropriate in scale and function to its location including the character and amenities of the surrounding area and will not give rise to increased problems of traffic generation and car parking; and**
- **is in accordance with the relevant Neighbourhood Plan.**

DP5: Housing

NOTE: Due to the number of changes to this policy as a result of the examination, this policy is shown 'clean' (i.e. with no track changes) for ease of reading.

The Objectively Assessed Need (OAN) for housing has been established as 14,892 (an average of 876 dwellings per annum). This is based on the Government's most up-to-date household projections and an uplift to improve affordability, as required by Government Guidance (The evidence that underpins this figure is explained in Chapter 3 under 'Meeting Housing Needs').

The District Plan sets a minimum housing provision figure of 15,942 homes in the period 2014 – 2031 (an average of 938 dwellings per annum) which will therefore meet the Objectively Assessed Need as well as contributing towards the unmet need of neighbouring authorities, primarily the unmet need within the Northern West Sussex Housing Market Area. For the purposes of calculating the 5 year supply a stepped trajectory will be applied. The annual provision figure is 876 dpa for years 2014/15 until 2023/24 and 1,026 dpa for the years 2024/25 until 2030/31.

The National Planning Policy Framework requires local planning authorities to identify sites sufficient to provide five years' worth of housing against their housing requirements, with a 20% buffer where there has been a persistent under delivery of housing. It has been assumed that the 20% buffer is applicable to Mid Sussex, until it can be demonstrated that the District Plan housing requirement has been persistently met. The housing trajectory that accompanies the Plan therefore shows the 5 year supply position and a 20% buffer against the District Plan requirement of 876 per annum.

The start date of the Plan in terms of housing delivery is 1st April 2014. A total of 630 new homes were built between 1st April 2014 and 31st March 2015, 868 new homes were built between 1st April 2015 and 31st March 2016 and 912 new homes were built between 1st April 2016 and 31st March 2017. These count towards meeting the overall target. As at 1st April 2017, there were 7,091 commitments within the planning process. This leaves a remaining target of 6,421 to be identified. 3,500 new homes will be delivered as part of the strategic development to the north and northwest of Burgess Hill.

The spatial strategy of the District Plan is to focus the majority of housing and employment development at Burgess Hill as it has greater potential to deliver sustainable communities and to benefit from the opportunities that new development can deliver than at East Grinstead and Haywards Heath. A smaller-scale development is proposed at Pease Pottage as a contribution towards meeting the needs of the Northern West Sussex Housing Market Area. The remainder of development will be delivered at the other towns and villages to support economic, infrastructure and social needs whilst maintaining the settlement pattern and where possible enhancing the quality of the rural and landscape character of the District. The District Council's preference is that the location and nature of additional development be identified through Neighbourhood Plans.

The National Planning Policy Framework allows local planning authorities to make an allowance for windfall sites in the housing supply if there is compelling evidence to do so. A Windfall Study has been prepared to provide the evidence for such an allowance based on past delivery. This demonstrates that 45 units per year could be delivered on small windfall sites from year 6 of the Plan period onwards, providing a further 450 units. This allowance has been identified as a source of supply to meet the overall target. No allowance is made for large windfall sites to avoid double counting within the SHLAA.

The District Council will prepare a Site Allocations document to enable the Plan's housing requirement to be delivered in full. In addition, the Council will explore the potential to realise brownfield land housing capacity through the preparation of a Brownfield Sites register.

The Council will continue to engage constructively and on an ongoing basis with the authorities in the Northern West Sussex Housing Market Area to monitor housing supply and in order to explore the opportunities for each local planning authority to identify and seek to enable additional housing development capacity. The Council is a participant in the West Sussex and Greater Brighton Strategic Planning Board which has begun work on the question of unmet housing needs in the sub-region. The Council will continue participation in that process through work on Local Strategic Statement 3 (LSS3) with the aim of agreeing the final level of unmet need, and how it should be met across the sub-region.

DP5: Housing

Strategic Objectives: All.

Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Strategic Housing Land Availability Assessment; Mid Sussex District Council Windfall Study; Housing and Economic Development Needs Assessment; Capacity of Mid Sussex District to Accommodate Development; Sustainability Assessment of Cross-boundary Options.

Policy DP5 sets a minimum District housing requirement of 15,942 homes between 2014 – 2031, at an average of 938 homes per annum. This will comprise:

District Plan minimum Requirement	15,942
Completions 2014/15	630
Completions 2015/16	868
Completions 2016/17	912
Total Housing Commitments (including sites with planning permission, strategic development at Kings Way, Burgess Hill (DP8) and Pease Pottage (DP9a) and allocations in made Neighbourhood Plans)	7,091
Strategic development north and north-west of Burgess Hill	3,500
Windfall Allowance	450
Elsewhere in the District, as allocated through future Neighbourhood Plans, the Site Allocations document and identified SHLAA sites (years 1 – 5).	2,491

Spatial Distribution of Housing Requirement

Settlement Category	Settlements	Minimum Requirement over Plan Period	Minimum Residual from 2017 onwards (accounting for completions and commitments)
1	Burgess Hill, East Grinstead, Haywards Heath	10,341	1,066
2	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield	2,847	1,116
3	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers	2,153	290

	Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly		
4	Ansty, Staplefield, Slaugham, Twineham and Warninglid	151	19
5	Hamlets such as Birch Grove, Brook Street, Hickstead, Highbrook and Walstead	N/A	N/A³
Total		15,942	2,491

A Housing Trajectory is set out in Appendix A. This will be updated annually through the Monitoring Report.

Neighbourhood Plan Strategy

The preparation of Neighbourhood Plans is a key part of the strategy for the delivery of housing. Twenty Neighbourhood Plan Areas have been designated in Mid Sussex, covering all of the Towns and Parishes within the District Plan Area. As at April 2017, 16 of these plans have been 'made'. The adopted Neighbourhood Plans have contributed 1,770 new dwellings to the housing supply, with many of these allocations delivering completions during the next 5 years.

Based on the overall housing requirement, the minimum housing requirement for each settlement for the first 8 years of the Plan (until 2021/22) has been calculated. This shows that the majority of settlements have sufficient commitments to meet their need until at least 2021/22, when existing commitments and historic completions have been taken into account. Therefore, the District Plan requirement and stepped trajectory does not suggest that Neighbourhood Plans will need to be reviewed within the next 5 years (as at May 2017), although Town and Parish Councils may choose to do so in order to boost supply or for other reasons.

The Council will provide further guidance on the future need and requirements, beyond 2021/22, as part of the Monitoring Report in line with the spatial growth strategy set out in this policy. The amount of development planned for in each settlement will need to have regard to the settlement hierarchy, and also take account of local development needs including any significant local infrastructure and other constraints to development.

Taking the District Plan requirement over the first 8 years of the plan and to cover the period until 31st March 2022, each settlement should make provision for the housing numbers set out in the table below. Existing completions, allocations in made Neighbourhood Plans, and existing planning consents (including past windfalls) can contribute towards this requirement.

Settlement Category	Settlement	Required Minimum Provision 2014/15 - 2021/22
1	Burgess Hill	2,681
	East Grinstead	1,066
	Haywards Heath	1,118

³ Assumed windfall growth only

2	Cuckfield	139
	Hassocks	322
	Hurstpierpoint	247
	Lindfield	244
	Copthorne	194
	Crawley Down	194
3	Albourne	25
	Ardingly	32
	Ashurst Wood	48
	Balcombe	35
	Bolney	50
	Handcross	N/A ⁴
	Horsted Keynes	30
	Pease Pottage	437 ⁴
	Sayers Common	28
	Scaynes Hill	217
	Turners Hill	73
	West Hoathly	19
	Sharpthorne	19
4	Ansty	59
	Staplefield	1
	Slaugham	N/A ⁴
	Twineham	11
	Warninglid	N/A ⁴

DP6: Settlement Hierarchy

The approach of the District Plan is to focus the majority of housing and employment development at Burgess Hill as it has greater potential to deliver sustainable communities and to benefit from the opportunities that new development can deliver than at East Grinstead and Haywards Heath. A smaller-scale development is proposed at Pease Pottage as a contribution towards meeting the needs of the Northern West Sussex Housing Market Area. The remainder of development will be delivered at the other towns and villages to support economic, infrastructure and social needs whilst maintaining the settlement pattern and where possible enhancing the quality of the rural and landscape character of the District. The District Council's preference is that the location and nature of additional development be identified through Neighbourhood Plans.

Mid Sussex has a distinctive settlement pattern, containing three main towns and a large number and wide variety of villages. A settlement hierarchy has been developed which identifies five categories of settlement within Mid Sussex.

The amount of development planned for in each settlement will need to have regard to this hierarchy, but also take account of local development needs including housing and any significant local constraints to development. The availability of suitable housing sites and localised infrastructure constraints and

⁴ The required minimum provision at Pease Pottage (Slaugham Parish) is significantly greater than other settlements within Category 3 due to the allocation and subsequent permission granted for 600 homes within this settlement. Due to this, the other settlements within Slaugham Parish (Handcross, Slaugham and Warninglid) will not be required to identify further growth through the Plan process on top of windfall growth.

opportunities will also be factors which will legitimately influence the amount of development planned for individual settlements.

Within defined built-up area boundaries, development is accepted in principle whereas outside these boundaries, the primary objective of the District Plan with respect to the countryside (as per Policy DP10: Protection and enhancement of countryside) is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. It is recognised that in order for the villages to continue to grow and thrive, in many cases, it is necessary to expand beyond the existing built-up area boundaries. By allocating housing sites, such as through Neighbourhood Plans, it will be possible to meet local needs by providing sufficient market and affordable housing and to support and develop local services and facilities such as local schools and shops.

The evidence supporting the settlement hierarchy is documented in the Settlement Sustainability Review.

DP6: Settlement Hierarchy

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting; 9) To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community; 12) To support sustainable communities which are safe, healthy and inclusive; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Settlement Sustainability Review.

Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP24: Character and Design), and not cause harm to the character and function of the settlement.

The growth of settlements will be supported where this meets identified local housing, employment and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:

- 1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document; and or where the proposed development is for fewer than 10 dwellings; and**
- 2. The site adjoins is coterminous with an existing built up area of settlement edge; and**
- 3. The development is demonstrated to be sustainable, having regard including by reference to the settlement hierarchy.**

The developer will need to satisfy the Council that:

- The proposal does not represent an underdevelopment of the site with regard to Policy DP24; or**
- A large site is not brought forward in phases that individually meet the threshold but cumulatively does not.**

Category	Settlement characteristics and function	Settlements
Category 1	Settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements.	Burgess Hill, East Grinstead, Haywards and Heath
Category 2	Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport.	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield
Category 3	Medium sized villages providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities, often shared with neighbouring settlements.	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly
Category 4	Small villages with limited services often only serving the settlement itself.	Ansty, Staplefield, Slaugham, Twineham and Warninglid
Category 5	These small settlements have very limited or no services.	Hamlets such as Birch Grove, Brook Street, Hickstead, Highbrook and Walstead.

DP7: General Principles for Strategic Development at Burgess Hill

The Burgess Hill Town Wide Strategy (2011) identifies a wide range of improvements that are required for Burgess Hill to become a fully sustainable, 21st century town focused around a high quality, vibrant and accessible town centre, supported by necessary community facilities, employment opportunities and access to green open space underpinned by a state of the art transport network and modern supporting infrastructure.

Coast to Capital Local Enterprise Partnership has identified Burgess Hill as a spatial priority in its Strategic Economic Plan (2014). The spatial priorities in the Plan are locations with the most current growth or where there are opportunities to create the most capacity for future growth. Coast to Capital has committed to investing in the Burgess Hill area between 2015/16 and 2020/21 to deliver new jobs, homes and employment space and secured £17 million from the Local Growth Fund for improvements to the A2300 Burgess Hill Link Road.

Mid Sussex District Council is a partner in the Greater Brighton City Deal. The City Deal document, agreed with Government and partners including the University of Brighton in March 2014, identifies Burgess Hill as a Growth Centre for a new Business and Science Park.

The general principles set out in this policy are primarily based on the vision and objectives of the Burgess Hill Town Wide Strategy. The objectives for the town are:

- A better town centre with a greater range of shops and a more attractive pedestrian environment;
- Improved public transport, walking, cycling links as well as better roads;
- New and improved community and cultural facilities;
- Additional high quality and suitably located business park development; and
- New, improved and well connected sports, recreation and open space in and around Burgess Hill (Town Wide Strategy page 16).

A number of potential infrastructure and other projects were set out in the Burgess Hill Town Wide Strategy and included town centre public realm enhancements, transport and public transport improvements, new educational facilities, and new sports, arts and community facilities. All proposals for strategic development will be required to meet the criteria set out below.

DP7: General Principles for Strategic Development at Burgess Hill

Strategic Objectives: All.

Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill Employment Sites Study; Burgess Hill Town Centre Masterplan; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Coast to Capital Strategic Economic Plan; Greater Brighton City Deal; Mid Sussex Landscape Capacity Study; Mid Sussex Playing Pitch Strategy; Mid Sussex Transport Study; West Sussex Transport Plan 2011-2026.

All strategic development at Burgess Hill, as shown on the inset map, is required to support the general principles set out in this policy.

Strategic development will:

- Be designed in a way that integrates it into the existing town providing connectivity with all relevant services and facilities;
- ~~Contribute towards a better, more accessible town centre with a greater range of shops, an expansion of retail floorspace, leisure uses and public realm improvements including a new public square;~~
- Provide additional, high quality employment opportunities including suitably located Business Park developments accessible by public transport;
- Improve public transport, walking and cycling infrastructure and access to Burgess Hill and Wivelsfield railway stations and Burgess Hill Town Centre, including the provision of, or contributions to enhancing transport interchanges;
- Provide necessary transport improvements that take account of the wider impact of the development on the surrounding area;
- Provide highway improvements in and around Burgess Hill including addressing the limitations of the A2300 link road and its junction with the A23 and east-west traffic

movements across Burgess Hill and, where necessary, improvements across the highway authority boundary in East Sussex;

- Provide new and improved community, retail, cultural, educational, health, recreation, play and other facilities to create services and places that help to form strong local communities and encourage healthy lifestyles;
- Provide new and/or improved and well connected sports, recreation and open space in and around Burgess Hill, including the continuation of the existing 'Green Circle' of linked areas of informal open space around the town along with its associated network of multi-functional⁵ paths, the Green Circle network, and links into the town centre;
- Support the delivery of a multi-functional⁶ route between Burgess Hill and Haywards Heath;
- Provide a Centre for Community Sport in the vicinity of the Triangle Leisure Centre;
- Provide a range of housing including ~~a minimum of 30%~~ affordable housing, in accordance with policy DP29: Affordable Housing and housing for older people;
- Identify and respond to environmental, landscape and ecological constraints and deliver opportunities to enhance local biodiversity and contribute to the delivery of green infrastructure in and around the town in accordance with policies elsewhere in the Plan including DP37: Biodiversity and DP38: Green Infrastructure;
- Provide an effective telecommunications infrastructure, including provision for broadband; [and](#)
- ~~Not be occupied until necessary improvements at Goddards Green Waste Water Treatment Works and connecting pipework and pumping stations to increase the capacity and environmental quality are implemented; and~~
- Wherever possible, incorporate on-site 'community energy systems', such as Combined Heat and Power or other appropriate low carbon technologies, to meet energy needs and create a sustainable development. The development shall also include appropriate carbon reduction, energy efficiency and water consumption reduction measures to demonstrate high levels of sustainability.

DP8: Strategic Allocation to the east of Burgess Hill at Kings Way

This site lies to the east of Kings Way and is a greenfield site between the railway running through Burgess Hill and Ditchling Common Site of Special Scientific Interest in East Sussex.

The Sustainability Appraisal for the District Plan assesses this site alongside other proposed alternatives for strategic development in Mid Sussex. Although concerns over landscape capacity were identified, it scores favourably overall. The Sustainability Appraisal concludes that the development principles ensure that infrastructure (community facilities, transport, water, etc.) are programmed and delivered alongside the development. The policy includes a specific requirement to protect, manage and enhance the Ditchling Common Site of Special Scientific Interest, which will have a positive impact on the

⁵ In this context multi-functional means able to be used by walkers, cyclists and horse-riders

sustainability objective concerned with conserving and enhancing biodiversity. The Council's Strategic Flood Risk Assessment (2015) provides specific advice on the flood risk characteristics of the site.

The Burgess Hill Town Wide Strategy identified this site as a preferred location for housing development as a mixed use site for homes, with open space and community facilities amongst other requirements.

In May 2013 the Council granted planning permission for 480 new homes on this site. The application includes a neighbourhood centre, informal open space and measures to mitigate the impact on Ditchling Common Site of Special Scientific Interest.

DP8: Strategic allocation to the east of Burgess Hill at Kings Way

Strategic Objectives: All.

Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Coast to Capital Strategic Economic Plan; Mid Sussex Landscape Capacity Study; Strategic Flood Risk Assessment; Mid Sussex Playing Pitch Strategy; West Sussex Transport Plan 2011-2026.

Strategic development, as shown on the inset map, is allocated to the east of Burgess Hill at Kings Way for:

- Up to 480 new homes;
- High quality and accessible informal public open space;
- A local hub serving the site and the wider community;

~~In addition to conforming to the general principles in DP7,~~The strategic development in this location will:

- Provide infrastructure, as set out in the Burgess Hill Town Wide Strategy and identified in technical assessments, implemented before or alongside development to an agreed programme of delivery. This will include financial contributions to the provision of education facilities for all ages;
- Address the limitations of east-west traffic movements across Burgess Hill;
- Implement long-term management of the Ditchling Common Site of Special Scientific Interest (SSSI) and protect and enhance this adjoining area from the impacts of strategic development (on site provision together with appropriate mitigation measures);
- Consider the close proximity of the South Downs National Park; ~~and the Keymer Tile Works Site of Nature Conservation Importance (SNCI), and the opportunities with the latter site for the joint development of community infrastructure for the east side of Burgess Hill;~~
- Consider the opportunities with the Keymer Tile Works site and other developments in the vicinity to ensure complementary provision of infrastructure and facilities for the east side of Burgess Hill;
- Provide additional informal open space on site; and
- Avoid unnecessary damage to the characteristic field pattern and historic hedgerow and tree lines.

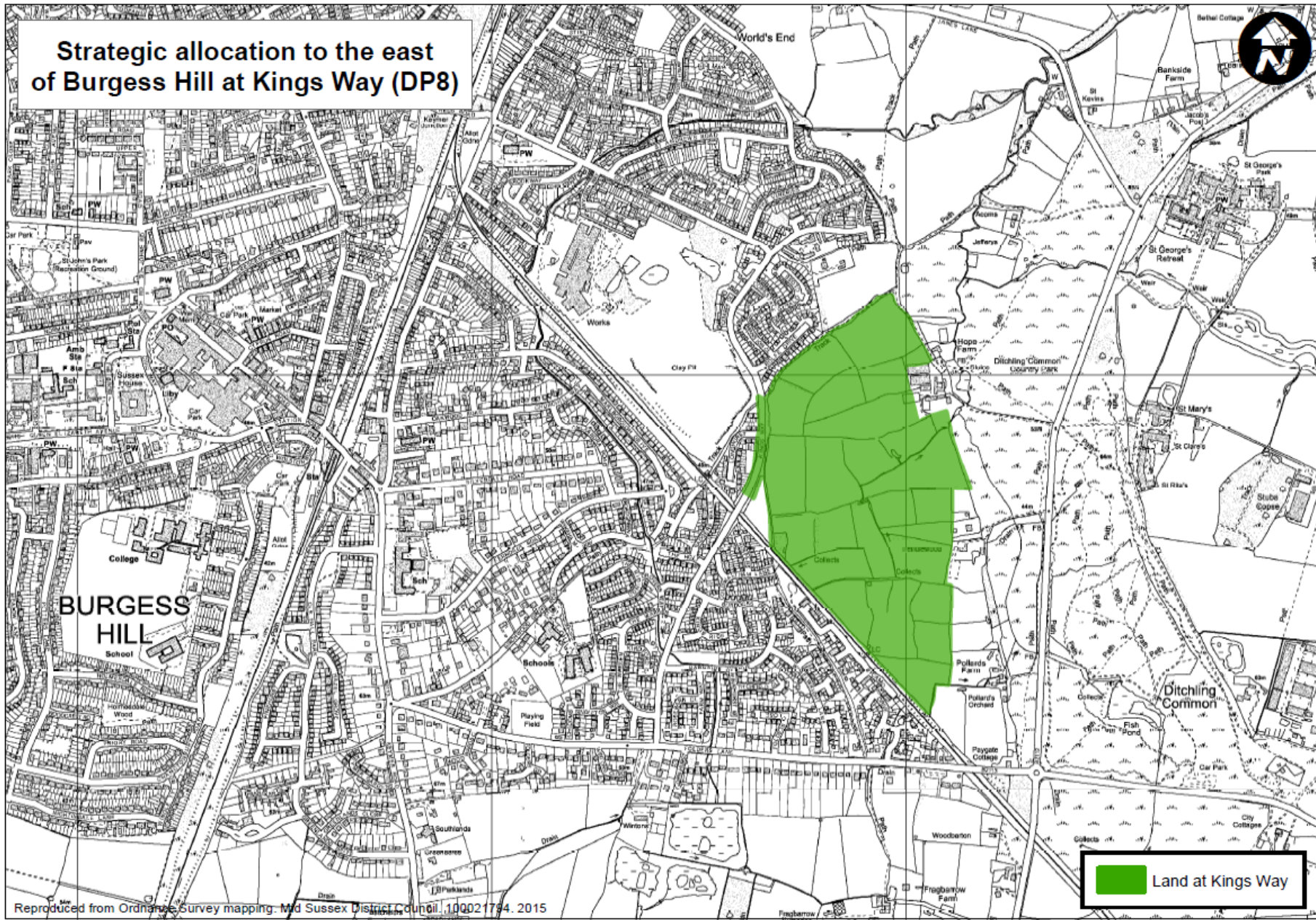


Figure 6: Land at Kings Way, Burgess Hill

DP9: Strategic Allocation to the north and north-west of Burgess Hill

This strategic allocation is a greenfield site lying between Bedelands Nature Reserve on the east side of Burgess Hill and the Goddards Green Waste Water Treatment works to the west and largely comprises land known as the Northern Arc.

The Sustainability Appraisal for the District Plan assesses this site alongside other proposed alternatives for strategic development in Mid Sussex and this site scores favourably overall. The site contains a number of ancient woodlands that must be protected and areas of flood risk that will need to be adequately mitigated. The Council's Strategic Flood Risk Assessment (2015) provides specific advice on the flood risk characteristics of the site.

The Burgess Hill Town Wide Strategy (2011), identified this site as a preferred location for housing development as a mixed use site for homes, with neighbourhood facilities, major education facilities (primary and secondary schools), a Centre for Community Sport, extension of the Green Circle network, and sustainable transport amongst other infrastructure requirements. The Strategy has informed this strategic policy and the Council's District-wide Infrastructure Delivery Plan.

The development to the north and northwest of Burgess Hill is an essential part of the delivery of the overall housing numbers for the District Plan and infrastructure for Burgess Hill and the surrounding area. The scale of development proposed is significant and the allocation will be required to meet a number of criteria. These include a phasing strategy and programme of delivery for housing (including for Gypsy and Traveller needs), employment and infrastructure as well as specific principles relating to the site. The development should also meet the general principles of development outlined in policy DP7.

The area between Maple Drive and the 'Northern Arc' is included within the allocation because it is important that the new development is integrated with the existing town and that there are good public transport and pedestrian links between the development and Wivelsfield station.

The Council views the allocation to the north and north-west of Burgess Hill as a single strategic development. If it is the subject of multiple planning applications, it is important that these are led by and accord with [an allocation wide](#) masterplan, infrastructure delivery strategy, including a fair and reasonable mechanism for apportioning the in-kind provision of infrastructure and/or costs, and [an allocation wide](#) phasing strategy. This is necessary to secure a comprehensive approach to masterplanning and infrastructure delivery for the allocation area as a whole and [to](#) ensure that proposals for part of the [allocation](#) area help deliver a high quality cohesive place that meets overall policy objectives and do not prejudice future phases of development or infrastructure provision. [To the extent that required Financial Appraisals contain confidential information and are provided on a commercially confidential basis, appropriate measures in relation to confidentiality will be put in place.](#)

In [May 2014](#)~~November 2015~~, the Council ~~resolved to grant~~[granted](#) outline planning permission for the development of up to 50,000sqm employment floorspace to the north-west of Burgess Hill that will form part of a proposed business park.

DP9: Strategic allocation to the north and north-west of Burgess Hill

Strategic Objectives: All.

Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill Employment Sites Study; Coast to Capital Strategic Economic Plan; Greater Brighton City Deal; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Mid Sussex Landscape Capacity Study; Mid Sussex Playing Pitch Strategy; Strategic Flood Risk Assessment; West Sussex Transport Plan 2011-2026; Mid Sussex [Transport Study](#); [Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment](#).

Strategic mixed-use development, [\(which will need to conform to the general principles in Policy DP7:General Principles for Strategic Development at Burgess Hill\)](#), as shown on the inset map, is allocated to the north and north-west of Burgess Hill for [the phased development of](#):

- Approximately 3,500 additional homes and [associated](#) new neighbourhood centres, including retail, education, health, employment, leisure, [recreation](#) and community uses, sufficient to meet the day to day needs of the whole of the development and located as far as possible so at least one new neighbourhood centre is within 10 minutes' walk of [allmost](#) new homes;
- [30-25](#) hectares of land for use as a high quality business park south of the A2300 and served by public transport;
- Two new primary schools (including co-location of nursery provision and community use facilities as appropriate) and a new secondary school campus, in each case in locations well connected with residential development and neighbourhood centres;
- A Centre for Community Sport in the vicinity of the Triangle Leisure Centre and St Paul's Catholic College.
- ~~Provide a total~~ [Provision of 24permanent](#) pitches for [settled](#) Gypsies and Travellers to contribute, towards the additional [total identified](#) need within the District ~~for~~[commensurable with the overall scale of residential development proposed by the strategic development; or the provision of an equivalent financial contribution towards off-site provision of pitches towards the additional total identified need within the District \(or part thereof if some on-site provision is made\) commensurable with the overall scale of residential development proposed by the strategic development, if it can be demonstrated that a suitable, available and achievable site \(or sites\) can be provided and made operational within an appropriate timescale;](#) unless alternative requirements are confirmed within any Traveller Sites Allocations Development Plan Document or such other evidence base as is available at the time the allocation-wide ~~Spatial~~ masterplan is approved (as appropriate);and
- A new Northern Link Road connecting through the Strategic Allocation Area from the A2300 to the A273 Isaacs Lane. New junctions will be provided on the A2300, B2036 Cuckfield Road and A273 Isaacs Lane. A road link across the river corridor will be required to facilitate a public transport route to Maple Drive.

Strategic mixed-use development in this location will:

- Progress in accordance with a the approved allocation-wide masterplan, Infrastructure Delivery Strategy, Phasing Strategy and Financial Appraisal. An allocation-wide masterplan, Infrastructure Delivery Strategy, Phasing Strategy and Financial Appraisal shall be submitted for approval by the local planning authority for each planning

application for development in the Strategic Allocation Area until such time as the allocation-wide masterplan, Infrastructure Delivery Strategy, Phasing Strategy and Financial Appraisal have been approved by the local planning authority. Each planning application to be determined thereafter should accord with such approved documents unless otherwise agreed by the local planning authority;

The Allocation-wide Infrastructure Delivery Strategy will demonstrate that the development of the Strategic Allocation Area will deliver, in a timely manner, sufficient infrastructure to cater for the needs of the Strategic Allocation Area as a whole and also mitigate to an acceptable level the effects of the whole development upon the surrounding area and community; this will include provision of:

(a) the infrastructure, as set out in the Council's Infrastructure Delivery Plan, the Burgess Hill Town Wide Strategy and identified in technical assessments to be implemented before or alongside development in accordance with a Phasing Strategy approved by the local planning authority;

(b) sustainable transport measures and other infrastructure requirements, including measures to mitigate impacts upon the local and Strategic Road Network in Burgess Hill and the surrounding area. This will include (i) the new Northern Link Road through the Strategic Allocation Area helping to alleviate additional traffic to the town and offering an alternative route around Burgess Hill; the road will be designed as a central boulevard offering a highly attractive and functional route through the Strategic Allocation Area; (ii) improved links across the A2300 and A273 Sussex Way/Jane Murray Way to improve integration with the remainder of Burgess Hill; (iii) improved east-west connections across the strategic site; (iv) provision of new bus routes or diversion of existing routes to connect with key hubs including railway and bus stations and Burgess Hill and Haywards Heath town centre; (v) a legible and permeable network and hierarchy of safe streets and public rights of way including pedestrian cycleways and appropriate high quality street furniture; (vi) streets and spaces that are attractive and pedestrian friendly; and (vii) appropriate of-street car parking and secure cycle parking in accordance with relevant standards.

The Allocation-wide Phasing Strategy will set out the proposed phasing of the Strategic Allocation Area, including the relevant land uses and infrastructure delivery for each phase:

- Identify and take account of environmental, landscape and ecological constraints including where possible avoiding or minimising harm to sensitive receptors and appropriately responding to the landscape setting including retention of woodland, hedgerows and other important natural features wherever possible and appropriate landscaping and safe design of balancing ponds and water/drainage features; and deliver opportunities and requirements as set out in Policy DP7: General Principles for Strategic Development at Burgess Hill, DP37: Biodiversity and DP38: Green Infrastructure including new publicly accessible open space and routes including the continuation of the existing 'Green Circle' comprising multi-functional paths and areas, mostly within a 20 metre to 30 metre corridor along the stream running through the Strategic Allocation Area, with spokes to the north and south which incorporate and respond to ecological constraints, topography, flooding issues and landscaping features; links into the town centre; provision of natural and semi-natural green space, children's play space and community allotments; and provision of pedestrian and cycle links to such spaces;

- Take account of on-site flood plains and avoid areas of current and future flood risk through a sequential approach to site layout to comply with Policy DP42: Flood Risk and recommendations in the Strategic Flood Risk Assessment;
- Identify, avoid, mitigate and manage the risks posed to water quality associated with the historic land uses and support the delivery of 'Good' ecological status of the River Adur and Copyhold Stream in accordance with DP41: Water Infrastructure and the Water Environment;
- Consider the relationship between the Goddards Green Waste Water Treatment Works and the Strategic Allocation Area including appropriate measures to avoid or mitigate odour impacts from the Treatment Works including the appropriate location of sensitive land uses;
- Ensure access to existing sewerage infrastructure for maintenance and improvements; and

An Allocation-wide Financial Appraisal in a format to be agreed in advance with the Council and in accordance with relevant guidance, reporting on the financial viability of the development of the whole (and relevant phases) of the Strategic Allocation Area and justifying the form and content of the proposals set out in the Allocation-wide Masterplan, Infrastructure Delivery Strategy and Phasing Strategy (including the amount and type of affordable housing and, if applicable, ~~any starter homes and~~ land reserved for custom or self-build homes) should be submitted to and approved by the local planning authority.

Phase-specific further requirement

To be acceptable, planning applications that cover a phase or part of the Strategic Allocation Area must be accompanied by:

- An application-specific Masterplan and Delivery Statement for approval by the local planning authority that relates to the application site and sets out:
 1. Site-specific infrastructure requirements and how these relate and adequately contribute to the Allocation-wide Infrastructure Delivery Strategy;
 2. Details of proposed development and its phasing, proposed triggers/ thresholds for the delivery of associated infrastructure and how in each case these relate and adequately contribute to the Allocation-wide Spatial Masterplan, Infrastructure Delivery Strategy and to the Phasing Strategy and conform with the general principles in Policy DP7: General Principles for Strategic Development at Burgess Hill; and
 3. Details of how proposed publicly accessible space, routes and facilities would be managed and maintained.

An application-specific Financial Appraisal in a format to be agreed in advance with the local planning authority and in accordance with relevant guidance, reporting on financial viability issues associated with the development and its relationship and contribution to the Allocation-wide Financial Appraisal and justifying the form and content of the proposals applied for in respect of the relevant phase or part (including the amount and type of affordable housing and, if applicable, ~~any starter homes and~~ land reserved for custom or self-build homes) should be submitted to and approved by the local planning authority.

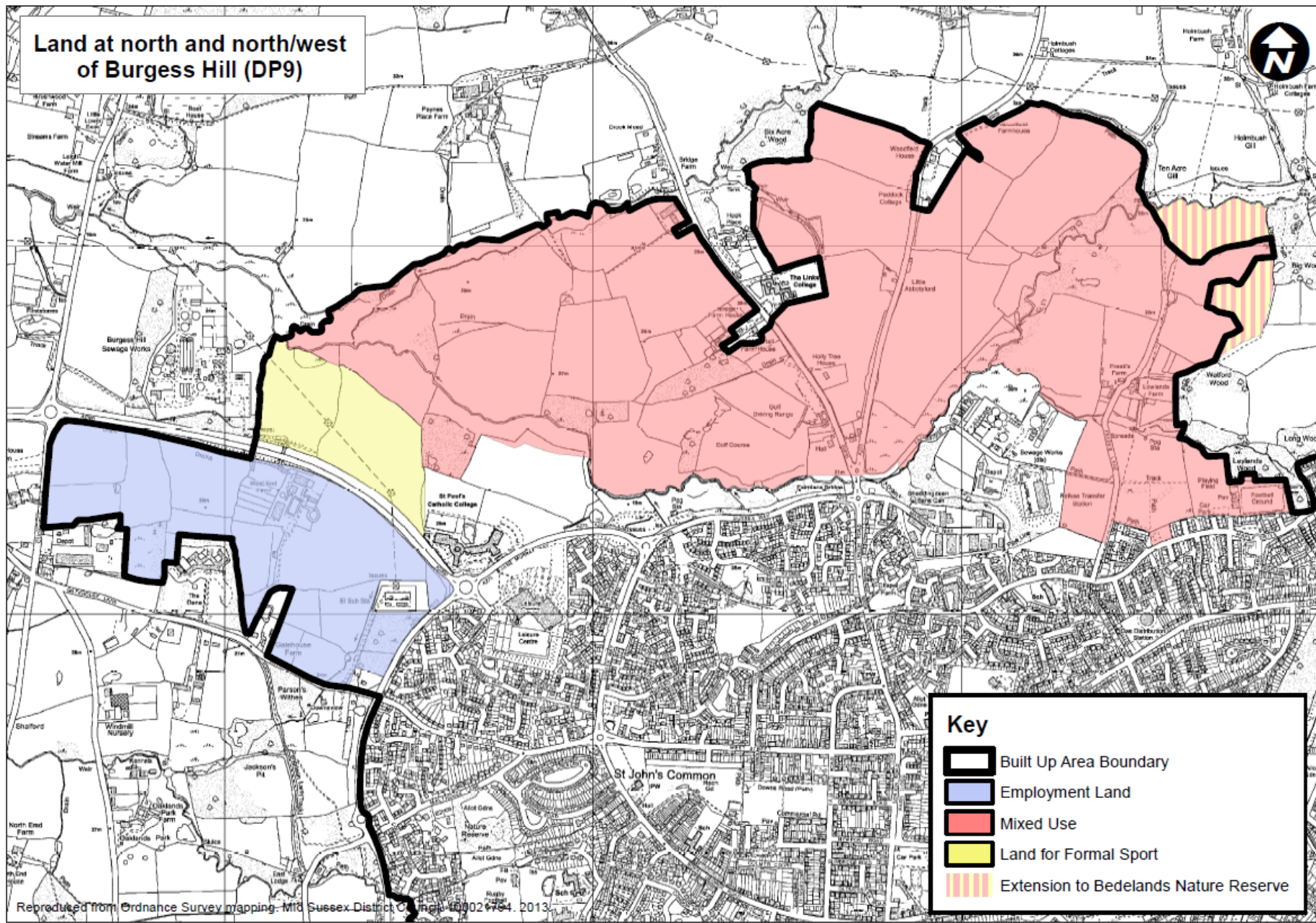


Figure 7: Strategic allocation to the north and north-west of Burgess Hill (Policy DP9)

DP9A: Strategic Allocation to the east of Pease Pottage

This greenfield site lies to the south of Crawley adjacent to the M23 motorway and the Pease Pottage Service Station. ~~Although~~ The site is within the High Weald Area of Outstanding Natural Beauty (AONB), ~~its landscape quality is distinctly variable. This quality is particularly poor on the western side of the site adjacent to the motorway and the service station, and there would be potential for development to enhance the visual quality of this area.~~

It has been established through the Crawley Borough Local Plan examination that the borough has a need to provide for about 5,000 additional homes during the period until 2030 which are not capable of being built within the town. Crawley Borough Council is required to work closely with its neighbouring authorities, particularly those which form the Northern West Sussex Housing Market Area (Horsham and Mid Sussex), in exploring opportunities and resolving infrastructure and environmental constraints in order to meet this need in sustainable locations. This includes continued assessment of potential urban extensions to Crawley.

~~Pre-Whilst committing to assist with meeting neighbouring authorities the Council also needs to ensure that it can demonstrate a 5 year housing land supply. Pease Pottage can deliver homes within the first five years of the Plan and therefore will make an important contribution to the housing supply in the early part of the Plan.~~

An ~~outline~~ planning application has been ~~submitted~~ ~~approved~~ for the development of the site (~~decision pending~~). This proposes 600 dwellings, a hospice with community café and a primary school. The development will require very sensitive design and considerable mitigation in order to reduce its effects on the landscape, and great care will be needed to ensure that the development respects and where possible enhances the natural beauty and characteristics of the High Weald AONB.

~~In locational terms,~~ the site's proximity and accessibility to Crawley (there are good bus links) provides a sustainable opportunity to meet some of the town's unmet needs. Whilst the service station opposite the site caters primarily for the needs of motorists, it does offer limited local convenience shopping, and the ~~health and~~ education provision proposed on the site would also improve the sustainability of this location.

~~A scheme of works has been agreed Work is being undertaken with West Sussex County Council and Highways England, and is secured in the approved planning permission to ensure that access can be satisfactorily gained to the site without exacerbating current traffic conditions at junction 11 of the M23; and will not adversely impact upon the local highway network. It is thought likely at this stage that there are viable mitigation measures that could be put in place such as the improved signalisation of the roundabout.~~

DP9A: Strategic allocation to the east of Pease Pottage

Strategic Objectives: All.

Evidence Base: High Weald Area of Outstanding Natural Beauty Management Plan 2014-2019; A Landscape Character Assessment for Mid Sussex; Mid Sussex Landscape Capacity Study, Sustainability Assessment of Cross-Boundary Options for the Mid Sussex District Plan; Strategic Flood Risk Assessment, [Mid Sussex Transport Study; Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment](#)

Strategic development, as shown on the inset map [see map at Appendix B], is allocated to the east of Pease Pottage for:

- Approximately 600 new homes;
- Provision of permanent pitches for settled Gypsies and Travellers to contribute, towards the additional total identified need within the District commensurable with the overall scale of residential development proposed by the strategic development; or the provision of an equivalent financial contribution towards the off-site provision of pitches towards the additional total identified need within the District (or part thereof if some on-site provision is made) commensurable with the overall scale of residential development proposed by the strategic development, if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale; unless alternative requirements are confirmed within any Traveller Sites Allocations Development Plan Document or such other evidence base as is available at the time the Allocation-wide Spatial Masterplan is approved (as appropriate);
- A new primary school (including co-location of nursery provision and community use facilities as appropriate); and
- A hospice including a community café.

In addition to conforming to other relevant policies in the District Plan, strategic mixed-use development in this location will:

- Provide a suitable access to the site and appropriate mitigation to support the development with regards to the local and Strategic Road Networks, including junction 11 of the M23 motorway;
- Provide appropriate mitigation to reduce the impact of the development on the landscape and to ensure, in particular, that development respects and where possible enhances the natural beauty and characteristics of the High Weald Area of Outstanding Natural Beauty. There should be a strong defensible boundary to Parish Lane, that clearly separates the site from land on the southern side of Parish Lane;
- Identify and respond to environmental and ecological constraints and deliver opportunities to enhance green infrastructure and local biodiversity, including the provision of an appropriate buffer to the Ancient Woodland to the east of the site;
- Identify and respond to issues relating to noise pollution and air quality in relation to the site's proximity to the M23 motorway to ensure that proposed land uses are appropriately located to protect health and amenities and to maximise the efficient use of the site;
- Provide improved public transport and safe pedestrian/cycling connectivity with surrounding settlements, in particular Pease Pottage and Crawley; The development should include mitigation measures that address the issue of pedestrian/cycling connectivity over the M23 motorway and onwards to Crawley;
- Provide new formal play facilities and informal open space on the site, alongside the provision of new allotments to encourage healthy lifestyles;
- Provide a range of housing including ~~a minimum of 40%~~ affordable housing, in accordance with Policy DP29: Affordable Housing and housing for older people; and The market housing mix should reflect the housing needs of Crawley as well as Mid Sussex;
- Wherever possible, incorporate on-site 'community energy systems', such as Combined Heat and Power or other appropriate low carbon technologies, to meet energy needs and create a sustainable development. The development shall also include appropriate carbon reduction, energy efficiency and water consumption reduction measures to demonstrate high levels of sustainability;
- Provide infrastructure, as set out in the Council's infrastructure Delivery Plan and

identified in technical assessments, implemented before or alongside development to an agreed programme of delivery. Given the proximity of site to Crawley consideration should be given to where future occupiers are likely to access services. This is particularly important when considering secondary education, library and health services, where the nearest provision is within Crawley; and

- Provide surface water drainage, based on sustainable drainage principles in accordance with DP41: Flood Risk and Drainage.

There are known sewage treatment capacity issues at Crawley Waste Water Treatment Works (CWWTW). It must be demonstrated that the CWWTW has sufficient capacity to deal with the waste from the development taking into account the development that already has planning consent, as well as planned growth that will be served by CWWTW. The development must not occupied until any necessary improvements at CWWTW and connecting pipework and pumping stations to increase the capacity and environmental quality are implemented.

~~The Sustainability Appraisal and Landscape evidence that has been prepared to support the District Plan demonstrates that development on land to the south of Parish Lane will have a harmful impact on the High Weald Area of Outstanding Natural Beauty and would not result in sustainable development. Therefore, the extension of this site to development of land to the south of Parish Lane will not be supported. The Council will seek a legal agreement that protects this land from strategic residential development during the Plan period.~~

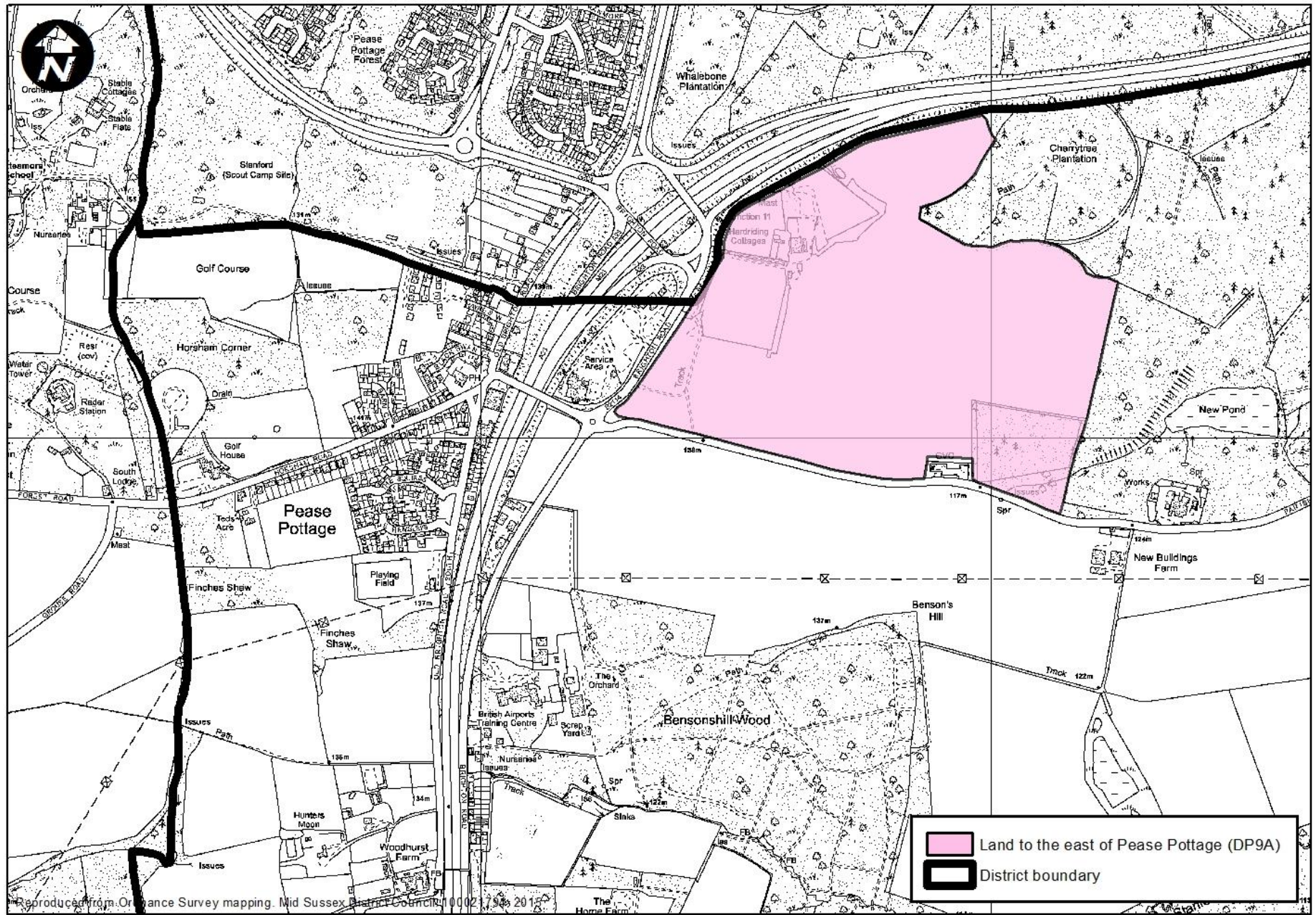


Figure 8: Strategic allocation to the east of Pease Pottage (Policy DP9A)

Development in the Countryside

DP10: Protection and Enhancement of Countryside

Mid Sussex is a rural District, and the countryside is an asset that is highly valued by the Council and local residents and is recognised as having social value in enhancing the health and wellbeing of residents and visitors. The countryside is a working environment that needs to be managed in a way that enhances the attractiveness of the rural environment whilst enabling traditional rural activities to continue. The rural economy will be supported by other policies within this Plan that permit small-scale development and changes of use that will further economic activities that are compatible with the District's rural character. Its environmental worth will be protected and enhanced by the policies in this Plan, in particular the Natural Resources policies (DP36 – DP42).

The primary objective of the District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. At the same time, it seeks to enhance the countryside, support the rural economy by accommodating well-designed, appropriate new forms of development and changes in land use where a countryside location is required and where it does not adversely affect the rural environment. New development to meet local needs can be proposed through Neighbourhood Plans where this will support local services and is otherwise compatible with District Plan policies.

The Capacity of Mid Sussex District to Accommodate Development Study (June 2014, paragraph 2.138) describes high quality soil as an invaluable and non-renewable natural resource and identifies provisional Agricultural Land Classification Grades across the District which suggest only 455.7 hectares of Grade 2 land (1.4% of the District) and no Grade 1 land within Mid Sussex. A large proportion of the District (63.8%) is Grade 3 land with the potential to be classified as Grade 3a (i.e. best and most versatile agricultural land). Not all land has been surveyed in detail and more detailed field surveys may be required to inform decisions about specific sites. Where identified, Grade 1, 2 and 3a agricultural land should be protected from development due to its economic importance and geological value. This is the land which is most flexible, productive and efficient and can best deliver future crops for food and non-food uses.

The Council has worked with West Sussex County Council to produce evidence, guidance and landscape strategy documents that will be referred to when implementing this policy. The Landscape Character Assessment for Mid Sussex (2005) provides a comprehensive account of the landscape character of Mid Sussex. The Assessment states that change needs to be managed so that important landscape characteristics are not lost and that opportunities to create new landscapes are maximised (paragraph 2.81). Historic Landscape Character Information (data held by West Sussex County Council) has been prepared for the District, which identifies important historic landscape features such as farmsteads and ancient field patterns.

The Strategy for the West Sussex Landscape (2005, paragraph 2.5) identifies the settlement pattern of the County – a network of small to medium-sized towns, villages and hamlets – as a strong defining characteristic. Built-up area boundaries, which set the boundaries between the built-up areas and the wider countryside, have been established for many years within the District and continue to be defined on the Policies Map.

The Capacity of Mid Sussex District to Accommodate Development Study (June 2014) summarises the relevant findings of the Landscape Capacity Study undertaken for the District in 2007 and includes an assessment of areas that were not included in the previous study. In addition to the significant proportion of the District under a national landscape designation (60%), the Capacity Study (paragraph 3.22) found that “even outside of the AONB and National Park, there are no areas assessed as having high

landscape capacity (i.e. likely to be able to accommodate significant allocations of housing development)". It is therefore necessary that all development in the countryside, defined as the area outside of built up area boundaries, must seek to maintain or enhance the intrinsic beauty and tranquillity of the countryside.

Minerals are a finite resource and can only be worked where they are found. Therefore it is important to use them in the most efficient manner to secure their long term conservation. Where a development is sited in a West Sussex Minerals Consultation Area, further work will be required in conjunction with West Sussex County Council as the Minerals Planning Authority to identify whether minerals are accessible in sufficient amounts to be economically viable to extract.

In the interests of historic and nature conservation any development proposals in the countryside must be in accordance with policies DP27: Noise, Air and Light Pollution, DP32: Listed Buildings and Other Buildings of Merit, DP33: Conservation Areas, DP34: Historic Parks and Gardens, DP35: Archaeological Sites and Heritage Assets and DP37: Biodiversity.

DP10: Protection and enhancement of countryside

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: A Landscape Character Assessment for Mid Sussex, A Strategy for the West Sussex Landscape, Capacity of Mid Sussex District to Accommodate Development Study.

The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- **it is necessary for the purposes of agriculture; or**
- **it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.**

Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.

The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.

Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document, produced by the District Council.

Economically viable mineral reserves within the district will be safeguarded.

DP11: Preventing Coalescence

The settlement pattern of Mid Sussex makes an important contribution to the distinctive character of Mid Sussex and therefore a strategic objective of the Plan is to promote well located and designed development that reflects the distinctive towns and villages, retains their separate identity and character and prevents coalescence.

Policy DP11 provides the policy framework for achieving the objective based on the Mid Sussex Landscape Character Assessment (2005) which has been jointly produced with West Sussex County Council and provides a profile of each of the distinctive Landscape Character Areas within the District. The Assessment provides further information on the development of settlements in the District, how the landscape has influenced the settlement pattern and the contribution that the settlement pattern makes to the overall character of the Mid Sussex Landscape (part three of the Assessment). Part four of the Assessment sets out land management guidelines for each of the character areas. This includes guidance on how new development could be managed within the landscape.

Areas considered in the Landscape Capacity Study and updated in the Capacity of Mid Sussex District to Accommodate Development Study (2014), plus five additional areas included in the Capacity Study, have all been assessed according to landscape character and visual sensitivity criteria in terms of their contribution to the separation between existing settlements.

DP11: Preventing Coalescence

Strategic Objective: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.

Evidence Base: Mid Sussex Landscape Character Assessment; Capacity of Mid Sussex District to Accommodate Development Study.

The individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.

Provided it is not in conflict with Policy DP10: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements.

Local Gaps can be identified in Neighbourhood Plans or a Site Allocations Development Plan Document, produced by the District Council, where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection.

DP12: Sustainable Rural Development and the Rural Economy

Although Mid Sussex is a rural district, agriculture only accounts for 5% of all businesses in Mid Sussex (This is Mid Sussex 2012). The rural area supports a large number of diverse businesses that make an important contribution to the rural economy. Rural economic development should be encouraged where it provides good quality long-term employment, helps to improve local skills and services and contributes towards sustaining a high quality environment and well-being of the local community in accordance with policy DP10: Development in the Countryside.

The policy supports the Mid Sussex Economic Development Strategy (2013) objective to increase opportunities for further business growth in rural areas.

This policy conforms to the National Planning Policy Framework, where it relates to the development of a sustainable rural economy (paragraph 28). Small scale enterprises needed for the processing, distribution and local retailing of local produce should be positively supported to allow the District's rural economy to grow and improve the quality of life and environment for rural communities.

This policy will not apply within the High Weald Area of Outstanding Natural Beauty, where a more restrictive policy approach, Policy DP14, will be adopted (National Planning Policy Framework paragraph 14).

DP12: Sustainable rural development and the rural economy

Strategic Objectives: 7) To promote a place which is attractive to a full range of businesses, and where local enterprise thrives; 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting; 10) To support a strong and diverse rural economy in the villages and the countryside; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: A Landscape Character Assessment for Mid Sussex; Town and Parish Council submissions.

Provided it is not in conflict with Policy DP10: Protection and Enhancement of the Countryside and DP11: Preventing Coalescence:

- **new small-scale economic development, including tourism-related development, within the countryside (defined as the area outside of built up area boundaries as per the Policies Map) will be permitted provided:**
 - **it supports sustainable growth and the vitality of the rural economy; and**
 - **where possible, utilises previously developed sites.**
- **diversification of activities on existing farm units will be permitted provided:**
 - **they are of a scale which is consistent to the location of the farm holding; and**
 - **they would not prejudice the agricultural use of a unit.**
- **the re-use and adaptation of rural buildings for business or tourism use in the countryside will be permitted provided:**
 - **the building is of permanent construction and capable of re-use without substantial reconstruction or extensive alteration;**
 - **the appearance and setting is not materially altered; and**
 - **it is not a recently constructed agricultural building which has not been or has been little used for its original purpose.**

DP13: New Homes in the Countryside

This policy conforms to the National Planning Policy Framework, where it relates to the development of a sustainable rural economy (paragraph 55). Past experience of dealing with proposals for agricultural dwellings has highlighted the need for clear guidance on how we will assess such proposals. This guidance is set out in the policy below.

DP13: New Homes in the Countryside

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: A Landscape Character Assessment for Mid Sussex; Town and Parish Council submissions.

Provided that they would not be in conflict with Policy DP10: Protection and Enhancement of the Countryside, new homes in the countryside will be permitted where special justification exists. Special justification is defined as:

- **Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or**
- **In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or**
- **Affordable housing in accordance with Policy DP30: Rural Exception Sites-[or](#)**
- **[The proposed development meets the requirements of Policy DP6: Settlement Hierarchy.](#)**

Permanent agricultural (includes forestry and certain other full time rural worker) dwellings will only be permitted to support existing agricultural activities on well-established agricultural units where:

- **The need cannot be fulfilled by another existing dwelling on or any other existing accommodation near the agricultural unit; and**
- **It can be proven that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times; and**
- **It can be proven that the farming enterprise is economically viable; and**
- **It can be proven that the size of the dwelling is commensurate with the established functional requirement of the agricultural unit.**

Temporary agricultural dwellings essential to support a new farming activity either on a newly created agricultural unit or on an established one will be subject to the criteria above and should normally be provided by temporary accommodation.

Applications for the removal of agricultural occupancy conditions will only be permitted where it can be proven that there is no longer any need for the dwelling for someone solely, mainly or last working in agriculture or forestry or other rural based enterprise. This will be based on an up to date assessment of the demand for farm (or other occupational) dwellings in the area as a whole, and not just on a particular holding.

New ‘granny annexes’ that are physically separate to the dwelling are defined as a new home and

are subject to the same requirements as above.

Re-use of rural buildings for residential use

The re-use and adaptation of rural buildings for residential use in the countryside will be permitted where it is not a recently constructed ⁶agricultural building which has not been or has been little used for its original purpose and:

- the re-use would secure the future of a heritage asset; or
- the re-use would lead to an enhancement of the immediate setting and the quality of the rural and landscape character of the area is maintained.

Replacement dwellings in the countryside

Replacement dwellings in the countryside will be permitted where:

- The residential use has not been abandoned;
- Highway, access and parking requirements can be met; and
- The replacement dwelling maintains or where possible enhances the quality of the natural and/or built landscape particularly in the High Weald Area of Outstanding Natural Beauty, especially if a significant change in scale from the existing dwelling is proposed.

DP14: High Weald Area of Outstanding Natural Beauty

The National Planning Policy Framework gives great weight to the need to conserve the landscape and scenic beauty of the Areas of Outstanding Natural Beauty (AONB), which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are also identified as important considerations. National policy also states that planning permission should be refused for major developments in these areas except in exceptional circumstances and where it can be demonstrated that they are in the public interest.

The High Weald Area of Outstanding Natural Beauty covers most of the northern part of the District. The High Weald AONB Management Plan identifies the distinctive features of the landscape and how these can be conserved and enhanced. Significant consideration should be given to the conservation and enhancement of the locally distinctive features of the High Weald Area of Outstanding Natural Beauty, as defined by the High Weald AONB Management Plan.

The setting of the High Weald AONB is also important as landscapes connect ecologically, economically and socially. In particular, the views into and out of the AONB may be affected by activities outside of the designated area. The National Planning Practice Guidance explains that the duty to conserve and enhance the natural beauty of AONBs is relevant when considering development proposals situated outside of an AONB, but which might have an impact on its setting.

DP14: High Weald Area of Outstanding Natural Beauty

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: The High Weald AONB Management Plan.

⁶ The term 'recently constructed' will generally be held to apply to buildings constructed within about two/three years of a planning application for their re-use or adaptation.

Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- **the identified landscape features or components of natural beauty and to their setting;**
- **the traditional interaction of people with nature, and appropriate land management;**
- **character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and**
- **the conservation of wildlife and cultural heritage.**

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.

Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.

DP15: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

Following consultation with Natural England, the District Council has undertaken a Habitats Regulations Assessment to test whether the District Plan, in combination with other plans and projects, is likely to have an adverse impact on the integrity of the Ashdown Forest Special Protection Area and Special Area of Conservation.

The main potential impacts arising from the District Plan that are likely to have a significant effect on Ashdown Forest are recreational disturbance to breeding birds from an increase in visitors to Ashdown Forest and atmospheric pollution affecting the heathland habitat from increased traffic.

The Habitats Regulations Assessment for the District Plan identifies that proposed new housing in areas close to Ashdown Forest is likely to increase the number of visitors, with associated impacts on bird populations. This 'zone of influence' is within a 7km straight-line distance from the boundary of the Ashdown Forest identified from the 'Visitor Access Patterns on Ashdown Forest' survey published in October 2009. For this reason it will be important to counter any adverse effects from new residential development in this zone, and to put in place appropriate measures which reduce visitor pressure. The proposed approach is to provide Suitable Alternative Natural Greenspace (SANG) sites and Strategic Access Management and Monitoring (SAMM) measures on Ashdown Forest itself. In pursuance of this, the District Council has secured provision for a 33 Hectare strategic SANG at East Court & Ashplats Wood in East Grinstead. SANGs are sites that cater for the recreational needs of communities in order to reduce the likelihood of increasing visitor pressure and disturbance on important nature conservation areas such as Ashdown Forest. The provision of SANGs will be over and above that for public open space and should be of a suitable design and size to provide an alternative to visiting the Ashdown Forest.

Policy DP15 below sets out an avoidance and mitigation strategy to reduce the impact of recreational disturbance. Within the 7km zone of influence, all development will need to contribute to an appropriate level of mitigation detailed in the Habitats Regulations Assessment, in the form of providing a SANG, either on the development site itself or through a financial contribution to a strategic SANG elsewhere, and a separate financial contribution towards a SAMM Strategy. Further guidance on the type of development covered by this policy can be found in the SANG Strategy.

The Ashdown Forest SAMM Strategy will set out measures for the management of visitors to Ashdown Forest in such a way that reduces the impact on features of interest of the designated site together with a programme for monitoring birds and the impacts of visitors. This will be prepared in association with the Conservators of Ashdown Forest, Natural England, Wealden, Lewes, Tandridge and Sevenoaks District Councils, and Tunbridge Wells Borough Council. A strategy will be developed which will provide guidance on how developer contributions towards the implementation of the Ashdown Forest SAMM Strategy will be calculated and delivered. The District Council is currently implementing an interim SAMM Strategy which has been approved by Natural England.

In terms of air pollution, the Mid Sussex Transport Study indicates that projected traffic increases are well below the threshold deemed as significant and therefore the Habitats Regulations Assessment concludes that adverse effects are unlikely and no further measures are necessary. However, in order to promote good practice, the District Plan in Policy DP19: Transport contains measures to encourage sustainable transport. In addition, if appropriate, other measures to assess and manage air pollution impacts on Ashdown Forest will also be reviewed.

The District Council will monitor the effectiveness of mitigation for the impacts on the Ashdown Forest SPA and SAC and review/amend the approach set out in this policy as necessary.

DP15: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities.

Evidence Base: Ashdown Forest Visitor Survey Data Analysis, Habitats Regulations Assessment for the Mid Sussex District Plan, Visitor Access Patterns on Ashdown Forest.

In order to prevent adverse effects on the Ashdown Forest SPA and SAC, new residential development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

Within a 400 metres buffer zone around Ashdown Forest, mitigation measures are unlikely to be capable of protecting the integrity of the SPA and, therefore, residential development will not be permitted.

Within a 7km zone of influence around the Ashdown Forest SPA, residential development leading to a net increase in dwellings will be required to contribute to mitigation through:

- 1) The provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8Ha per 1,000 net increase in population; or a financial contribution to SANGs elsewhere; or the provision of bespoke mitigation; and**
- 2) A financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy.**

Large schemes proposed adjacent or close to the boundary of the 7km zone of influence may require mitigation. Such proposals for development will be dealt with on a case-by-case basis.

Where bespoke mitigation is provided, these measures will need to be in place before occupation of development and must be managed and maintained in perpetuity. The effectiveness of such mitigation will need to be demonstrated prior to approval of the development. Bespoke mitigation will need to be discussed and agreed by the District Council as the competent authority following advice from Natural England.

DP16: Setting of the South Downs National Park

The areas of land surrounding the South Downs National Park make a contribution to the setting of the South Downs National Park. The South Downs Integrated Landscape Character Assessment (2011) provides information on the landscape character of the National Park. The Assessment examines the factors that may bring change on the National Park and the adjacent areas. The Assessment identified issues outside the National Park boundaries that can impact on the character of the National Park such as light pollution and increased development and the associated landscape change. Mid Sussex District Council works in partnership with the South Downs National Park Authority to protect and enhance the natural beauty of the National Park.

The South Downs National Park Authority has purposes as specified in the Environment Act 1995. In meeting these purposes there is also a duty to seek to foster the economic and social well-being of the communities within the National Park. The purposes of the National Park are:

- (i) To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park area; and
- (ii) To promote opportunities for the understanding and enjoyment of the Park's special qualities by the public.

DP16: Setting of the South Downs National Park

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: The South Downs Partnership Management Plan, South Downs Integrated Landscape Character Assessment, Defra Duty of Regard.

Development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.

Development should be consistent with National Park purposes and must not significantly harm the National Park or its setting. Assessment of such development proposals will also have regard to the South Downs Partnership Management Plan and emerging National Park Local Plan⁷ and other adopted planning documents and strategies.

DP17: Sustainable Tourism

Tourism makes an important contribution to the economy of Mid Sussex. Promoting the attractiveness of the District and its facilities is recognised in the Mid Sussex Economic Development Strategy (2013). This policy should be read alongside other policies in the Plan including DP10: Protection and Enhancement of the Countryside and DP12: Sustainable Rural Development and the Rural Economy, and, where appropriate, DP14: High Weald Area of Outstanding Natural Beauty or DP16: Setting of the South Downs National Park.

⁷ The South Down National Park Authority Local Plan is due to be adopted in 2017

The Bluebell Railway, a privately-owned heritage railway, is an important visitor attraction to Mid Sussex. The Bluebell Railway has restored and operated scheduled steam train services on sections of the former Lewes to East Grinstead line since 1960. In view of the Bluebell Railway's value to the local and regional tourist economy and as a public transport link, the Council has supported the completion of the line to East Grinstead. In the long-term, the Bluebell Railway plans to reinstate the disused branch line westwards from Horsted Keynes (via Ardingly) to a terminus at Haywards Heath. The completion of this section will connect Bluebell Railway with main line rail services at both East Grinstead and Haywards Heath.

The proposed western extension of the Bluebell Railway from Horsted Keynes to Haywards Heath is considered to be a project of District-wide importance and is fully supported by the Council. This policy therefore safeguards the route of the proposed reinstated railway link between East Grinstead and Haywards Heath railway stations for the Bluebell Railway's operating requirements and passenger facilities, as shown on the Policies Map.

DP17: Sustainable Tourism

Strategic Objectives: 7) To promote a place which is attractive to a full range of businesses, and where local enterprise thrives; 10) To support a strong and diverse rural economy in the villages and the countryside; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: Mid Sussex Economic Development Strategy.

Tourism related development in the countryside (defined as the area outside of the built-up area boundaries on the Policies Map), including extensions to existing facilities, visitor accommodation and the re-use of rural buildings will be permitted provided:

- **it supports the sustainable growth of the rural economy; and**
- **maintains or where possible enhances the quality of the rural and landscape character of the District, in accordance with Policy DP10: Protection and Enhancement of the Countryside.**

The route of the proposed reinstated railway link between East Grinstead and Haywards Heath railway stations (as shown on the Policies Map) will be safeguarded for the Bluebell Railway from any development which could prevent its completion.

In particular, land will be safeguarded from development which will be required to deliver the proposed reinstated railway link and associated facilities for the Bluebell Railway along the route of the railway corridor between Horsted Keynes and Haywards Heath railway stations.

Delivery of Infrastructure

DP18: Securing Infrastructure

A strategic objective of the District Plan is to ensure that development is accompanied by the necessary infrastructure to ensure that it is adequately served without overstressing existing infrastructure and putting an unacceptable strain on the environment; and to create sustainable communities.

The Infrastructure Delivery Plan has been developed by working with a range of authorities and infrastructure providers to identify the level of infrastructure required to support development and the funding available to deliver this. It includes District-wide infrastructure requirements and a comprehensive section on Town and Parish requirements for transport, education, health, social infrastructure, green infrastructure, public and community services and utility services.

In some cases more detailed work has been undertaken to identify the specific infrastructure improvements required to meet future needs across the District. The Mid Sussex Playing Pitch Strategy 2015 – 2031 identified a need for new sports facilities to meet increased demand as a result of housing growth and increasing population. The priorities for additional provision are:

- Junior football – seven pitches
- Mini-soccer – four pitches
- Hockey – one Artificial Turf Pitch
- Cricket – two pitches
- Rugby – two pitches (in the south of the district)

Investment in existing facilities will also be necessary to ensure that these facilities can be used to full capacity.

The Mid Sussex Community Infrastructure Levy Charging Schedule will be the main mechanism for delivering the necessary infrastructure to accompany new development. The Community Infrastructure Levy Charging Schedule sets out how new building projects pay for the necessary infrastructure to support development.

When the Community Infrastructure Levy is introduced, it will be supplemented with negotiated agreements to secure affordable housing and additional on-site infrastructure⁸, and site-specific highway works⁹ to make development acceptable in planning terms where appropriate. Planning permission for major developments will be granted on condition that a programme of infrastructure delivery is agreed before development begins (implemented by way of appropriate planning conditions/legal agreements).

DP18: Securing Infrastructure

Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks.

Evidence Base: Community Infrastructure Levy and Affordable Housing Viability Assessment; Mid Sussex Infrastructure Delivery Plan; Mid Sussex Playing Pitch Strategy; Town and Parish Council submissions and Neighbourhood Plans.

~~Development will be permitted where any necessary social, physical and green infrastructure needed to support the proposed development and contribute to sustainable communities exists,~~

⁸ Section 106 of the Town and Country Planning Act 1990 (as amended)

⁹ Section 278 of the Highways Act 1980

~~or can be provided in a timely manner, including developer-funded contributions.~~

~~Once a Charging Schedule has been adopted, Community Infrastructure Levy will be the main mechanism for collecting funds for general infrastructure improvements. However, where appropriate, this will be supplemented by negotiated agreements to make a development acceptable in planning terms.~~

~~The Community Infrastructure Levy Charging Schedule sets how development proposals will be required to fund necessary infrastructure to support the development. The Levy will normally be spent on infrastructure needs in the locality of the scheme that generated it.~~

~~Proposals by service providers for the delivery of utility infrastructure required to meet the needs generated by new development in the District and by existing communities will be encouraged and permitted, subject to accordance with other policies within the Plan.~~

~~The Council will expect developers to provide for, or contribute towards, the infrastructure and mitigation measures made necessary by their development proposals through:~~

- ~~• appropriate on-site mitigation and infrastructure provision;~~
- ~~• the use of planning obligations (s106 legal agreements and unilateral undertakings);~~
- ~~• the Community Infrastructure Levy, when it is in place.~~

~~A planning obligation can be used where it is necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. The Council will assess each application on its merits to determine if a planning obligation is needed and the matters it should address. Planning obligations will only be entered into where planning conditions cannot be used to overcome problems associated with a development proposal.~~

~~Financial contributions will not be sought through planning obligations if 5 or more obligations for that project or type of infrastructure (other than for affordable housing) have already been entered into since 6 April 2010, or if it is a type of infrastructure that is funded by the Community Infrastructure Levy (this will be set out on a list of infrastructure that the Council proposes to fund from the Levy).~~

~~The Community Infrastructure Levy Charging Schedule will set out how development will fund the infrastructure needed to support it. The Levy will normally be spent on infrastructure needs in the locality of the scheme.~~

~~Proposals by service providers for the delivery of utility infrastructure required to meet the needs generated by new development in the District and by existing communities will be encouraged and permitted, subject to accordance with other policies within the Plan.~~

~~Affordable housing is dealt with separately, under Policy DP29.~~

DP19: Transport

A strategic objective of the District Plan is to ensure that development is accompanied by the necessary infrastructure to support development. The District Plan aims to create sustainable communities and this includes a sustainable local transport network and ease of access to local services and facilities.

The National Planning Policy Framework requires that development should not result in “severe residual cumulative (transport) impacts” after feasible mitigation has been effected. The Mid Sussex Transport Study has been prepared to inform whether the development proposed by the District Plan is practical to deliver in principle; and whether mitigation of any adverse effects on the transport network is feasible. Any transport mitigation that is required to support development, will be included within the Infrastructure Delivery Plan.

The West Sussex Transport Plan 2011-2026 sets out the strategy for guiding future investment in highways and transport infrastructure across West Sussex. It sets a framework for considering transport infrastructure requirements associated with future development across the county. This policy supports the objectives of the Transport Plan.

Depending on the size and likely transport impact of development, a Transport Statement or Transport Assessment will be submitted alongside planning applications. In such cases, and in accordance with the National Planning Policy Framework and the West Sussex County Council Development Travel Plans Policy, developers will be required to produce a Travel Plan Statement or full Travel Plan in order to reduce the level of vehicle trips associated with the site.

The District Council will continue to work with public transport providers to ensure that the level of service provided meets the needs of commuters and other travellers. This includes the frequency of services and quality of infrastructure such as stations and trains. The District Council will also work with West Sussex County Council to review residential and non-residential car parking standards to ensure that development provides an appropriate level of parking linked to the likely demand for the development and compliance with national planning policy.

DP19: Transport

Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: Mid Sussex Transport Study; West Sussex Transport Plan 2011-2026.

Development will be required to support the objectives of the West Sussex Transport Plan 2011-2026, which are:

- **A high quality transport network that promotes a competitive and prosperous economy;**
- **A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;**
- **Access to services, employment and housing; and**
- **A transport network that feels, and is, safer and healthier to use.**

To meet these objectives, decisions on development proposals will take account of whether development will only be permitted where:

- **It-The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP12: Sustainable Rural Development and the Rural Economy);**
- **Appropriate opportunities to It-facilitates and promotes the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and**

convenient routes for walking, cycling and public transport, ~~and including~~ suitable facilities for secure and safe cycle parking, have been fully explored and taken up;

- ~~It~~ The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;
- ~~It~~ The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable; or in accordance with parking standards as agreed by the Local Planning Authority. Residential development in and close to the town centres which are well served by public transport will normally be expected to make lower parking provision;
- ~~It is~~ Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded; ~~and~~
- ~~It~~ The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements; ~~and~~
- ~~It~~ The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;
- ~~It~~ The scheme protects the safety of road users and pedestrians; and
- ~~It~~ The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.

~~Where development does not will cause a severe cumulative impact in terms of road safety and increased traffic congestion particularly where such impacts harm the special qualities of the South Downs National Park, development will be refused.~~

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so.

DP20: Rights of Way and other Recreational Routes

The District has a good, albeit fragmented network of footpaths, cycleways and recreational routes and these routes have the potential to provide good opportunities for sustainable transport and can facilitate healthy lifestyles. Public Rights of Way are identified as a primary environmental constraint to development in the Capacity of Mid Sussex District to Accommodate Development Study (2014, paragraph 6.9) due to both high environmental importance and the strong policy safeguards that apply to them. In accordance with the National Planning Policy Framework (paragraph 75), the District Plan will protect and enhance public rights of way, as well as Sustrans national cycle routes (identified as a secondary constraint in the Capacity of Mid Sussex District to Accommodate Development Study, paragraph 4.2) and other recreational routes.

The South Downs National Park Access Network and Accessible Natural Green Space Study assessed green infrastructure and access across the wider area including the entirety of West Sussex and the National Park. In Mid Sussex the study considers the potential for recreational pressure on the District's Accessible Natural Green Spaces (ANGs) from nearby settlements of Brighton, Crawley and Shoreham (which lack desired ANG provision) to be the main cross-boundary influence (Supporting Information, page 141). The protection and enhancement of Rights of Way and other recreational routes, including signage, is important therefore not only to maintain and improve access and provision for Mid Sussex residents but also for the benefit of the wider region.

Two Sustrans national cycle routes cross the District:

- NCN21 (Worth Way and Forest Way) Crawley to East Sussex via East Grinstead
- NCN20 (along the A23) London to Brighton via Crawley.

DP20: Rights of Way and other Recreational Routes

Strategic Objectives: 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: Neighbourhood Plans; West Sussex Transport Plan 2011-2026; West Sussex Rights of Way Improvement Plan, South Downs National Park Access Network and Accessible Natural Green Space Study, Capacity of Mid Sussex District to Accommodate Development Study.

Rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of, or does not adversely affect a right of way or other recreational routes unless a new resource-route is provided which is of at least an equivalent value and which does not sever important routes.

Access to the countryside will be encouraged by:

- **Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;**
- **Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible;**
- **Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users.** (Note: 'multi-functional will generally mean able to be used by walkers, cyclists and horse-riders).

DP21: Communication Infrastructure

The District Plan supports improved digital connectivity, including the provision of high-speed broadband and 4G across the District, due to the benefits that it will bring to both business and residents in the District. The District Council supports the West Sussex – Better Connected Initiative, which aims to make it possible for 90% of the County to connect to Next Generation Access broadband (at least 24Mbps) and the remaining 10% hardest to reach areas with access to speed of at least 2Mbps. The adoption of a single County-wide approach to broadband delivery supports the objectives of the District Plan and the Gatwick Diamond Strategy's 'CONNECT' objectives.

The Coast to Capital Strategic Economic Plan (March 2014) also seeks to improve digital connectivity across the District, including the delivery of ultrafast broadband for the proposed Science Park in Burgess Hill.

In accordance with the National Planning Policy Framework (paragraph 43), the District Plan supports the expansion of electronic communications networks and infrastructure, currently including high speed broadband and 4G. Landscape guidelines for telecommunications developments have been prepared on a county-wide basis in the Strategy for the West Sussex Landscape (2005, paragraph 4.7) and will be referred to when implementing this policy.

The initial stage of the Government's Public Sector Telecommunications and Digital Infrastructure review has uncovered capacity in the existing publicly owned network across the country. In some cases it may not be necessary to build further infrastructure and it may be possible to use spare capacity to supplement and enhance existing provision and connectivity. Better use of existing infrastructure and avoiding unnecessary development is often the most sustainable solution.

DP21: Communication Infrastructure

Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; 7) To promote a place which is attractive to a full range of businesses, and where local enterprise thrives; and 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting.

Evidence Base: Coast to Capital Strategic Economic Plan, Greater Brighton City Deal, Gatwick Diamond Strategy; Mid Sussex Economic Development Strategy, A Strategy for the West Sussex Landscape.

The Council will encourage the incorporation of digital infrastructure including fibre to premises, in major new housing, employment and retail development.¹⁰

The expansion of the electronic communication network to the towns and rural areas of the District will be supported, ~~where existing infrastructure is demonstrated to be insufficient.~~

When considering proposals for new telecommunication equipment the following criteria will be taken into account:

- **The location and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area. On buildings, apparatus and associated structures should be located and designed in order to seek to minimise impact to the external appearance of the host building;**
- **New telecommunication equipment should not have an unacceptable effect on sensitive areas, including areas of ecological interest, areas of landscape importance, Areas of Outstanding Natural Beauty, the South Downs National Park, archaeological sites, conservation areas or buildings of architectural or historic interest and should be sensitively designed and sited to avoid damage to the local landscape character;**
- **Preference will be for use to be made of existing sites rather than the provision of new sites.**

When considering applications for telecommunications development, regard will be given to the operational requirements of telecommunications networks and the technical limitations of the technology.

DP22: Leisure and Cultural Facilities and Activities

The National Planning Policy Framework (section 8), recognises the important role that the planning system has in promoting healthy communities. A strategic objective of the Plan is to create places that encourage healthy lifestyles by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations. The District Council has

¹⁰ Guidance to developers on how this can be achieved and the grants available can be accessed at <http://www.hampshiresuperfastbroadband.com/residents/new-sites/>

adopted a Leisure and Cultural Strategy to increase participation in arts and culture, sport and physical activity of those living and working in the District.

The Mid Sussex Playing Pitch Strategy (2015) identifies that it is essential for existing facilities to be retained and improved in order to meet increasing demand as a result of additional housing and population growth.

This policy supports the provision of additional facilities as well as protecting existing facilities.

The activities and facilities referred to in this policy include:

- [Allotments](#)
- [Artificial turf and grass playing pitches and ancillary facilities](#)
- [Cinemas, theatres and performance spaces](#)
- [Gyms, sports halls, swimming pools and fitness facilities](#)
- [Kickabout, skate parks, cycling and BMX tracks](#)
- [Leisure facilities such as bowling, ice rinks, outdoor activities](#)
- [Museums and galleries](#)
- [Open space, parks and nature conservation sites](#)
- [Play areas](#)
- [Public art](#)
- [Tennis, netball and multi-courts](#)

DP22: Leisure and Cultural Facilities and Activities

Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: Leisure and Cultural Strategy for Mid Sussex; Assessment of Open Space, Sport and Recreation; Mid Sussex Playing Pitch Strategy.

Development that provides new and/or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported.

The on-site provision of new leisure and cultural facilities, including the provision of play areas and equipment will be required for all new residential developments, where appropriate in scale and impact, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure such facilities. Details about the provision, including standards, of new leisure and cultural facilities will be set out in a Supplementary Planning Document.

Sites for appropriate leisure and cultural facilities to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.

Proposals that involve the loss of cultural facilities, open space, sports and recreational buildings and land, including playing fields, will not be supported unless:

- an assessment has been undertaken which has clearly shown the cultural facility, open space, sports land or recreational building to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

DP23: Community Facilities and Local Services

Community facilities and local services are important and should be retained where possible and provided alongside new development.

The Mid Sussex Infrastructure Delivery Plan sets out by parish, what community infrastructure is required to support future growth in their area, and why this is needed. New community facilities and improvements to existing facilities form an important part of these requirements and Town and Parish Councils have provided this information, supplemented by infrastructure providers and other consultees.

[The community facilities and local services referred to in this policy include:](#)

- [Car parks](#)
- [Cemeteries and burial grounds](#)
- [Education facilities](#)
- [Emergency services](#)
- [Healthcare facilities](#)
- [Libraries](#)
- [Local shops including banks and post offices](#)
- [Places of worship](#)
- [Public conveniences](#)
- [Public houses](#)
- [Specialist accommodation and care homes](#)
- [Sports pavilions](#)
- [Village halls and community centres](#)

DP23: Community Facilities and Local Services

Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; and 12) To support sustainable communities which are safe, healthy and inclusive.

Evidence Base: Mid Sussex Infrastructure Delivery Plan.

The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.

Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates:

- that the use is no longer viable; or

- that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or
- that a replacement facility will be provided in the locality.

The on-site provision of new community facilities will be required on larger developments, where practicable and viable, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure on-site facilities. Further information about the provision, including standards, of community facilities will be set out in a Supplementary Planning Document.

Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.

Nature and Quality of Development – Design

DP24: Character and Design

Mid Sussex has a high quality built and natural environment and this requires the design of new development to respect the character of towns and villages as well as the character of the buildings. The policy requires high quality in design with new development that contributes positively to the private and public realm (including streets and open spaces), protects valued townscapes, and creates accessible environments.

In relation to Gatwick Airport, any proposed development would need to comply with Aerodrome Safeguarding requirements to ensure that the operational integrity and safety of the airport are not compromised. For example there may be restrictions on height, on the detailed design of buildings or on development which might create an aircraft 'bird strike' hazard.

DP24: Character and Design

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community.

Evidence Base: CABE Good Practice Guidance.

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- contributes positively to, and clearly defines, public and private realms and should normally be designed with **active building frontages facing streets and public open spaces to animate and provide natural surveillance**;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages;
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- **positively addresses sustainability considerations in the layout and the building design;-**
- **take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;**
- **optimises the potential of the site to accommodate development.**

DP24A: Housing Density

In order to boost significantly the supply of housing, national planning policy requires local planning authorities to set out their approach to housing density to reflect local circumstances.

An inevitable outcome of the inefficient use of land and low densities for new housing development is the potentially avoidable loss of open countryside beyond settlement boundaries. To address this concern, the Council's approach will be to ensure that housing densities are as high as practicable without resulting in cramped forms of development or harm to the established character of surrounding areas.

Successful higher density development will depend upon a 'design-led' approach that respects its local context and minimises impacts on its surroundings.

Higher densities may not be achievable in those parts of suburban and village neighbourhoods where existing low density development contributes to a positive sense of place and community. Density may also be constrained by the need to retain key heritage assets in their settings and protect important landscape features.

On higher density development (40+ dwellings per hectare) special attention will need to be given to the layout and design of the scheme (see Policy DP24: Character and Design).

High density development in and close to the town centres and/or which are well served by public transport will normally be expected to make lower parking provision. Policy DP19: Transport requires adequate car parking to be provided for proposed developments in accordance with parking standards as agreed by the local planning authority or in accordance with the relevant neighbourhood plan.

Within the overall minimum density figures, developments on large sites will be expected to incorporate a wide range of densities, normally with the highest densities in the most accessible parts of the site and lower densities elsewhere, particularly where they lie adjacent to the rural edge.

DP24A: Housing Density

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; 2) To promote well located and designed development that reflects the District's distinctive towns and villages, and retains their separate identity and character; and 4) To protect valued landscapes for their visual, historical and biodiversity qualities.

Evidence Base: 'Urban Design Compendium', English Partnerships/The Housing Corporation, August 2000; Mid Sussex District Council analysis of densities achieved, November 2015

In order to make efficient use of land, residential development must provide for net residential densities of at least:

- **50 dwellings per hectare within the built-up area boundaries of Burgess Hill, East Grinstead and Haywards Heath;**
- **45 dwellings per hectare on District Plan strategic allocations (This may be achieved by (a) locating higher densities in neighbourhood centres and around public transport steps where increased density and scale of buildings will also contribute to design quality by providing opportunities for landmark buildings and different character areas; and (b) some small areas that are less accessible or which are in areas at the edge of the strategic development where lower densities may be more appropriate.);**
- **40 dwellings per hectare on large sites with in excess of 5 hectares of developable land; and**

- ~~30 dwellings per hectare in all other locations.~~

~~Developments that do not make efficient use of land will not be permitted.~~

~~Lower densities will only be accepted where it can be adequately demonstrated that these are necessary in order to avoid harm to the established characteristics of the area and/or to residential amenity.~~

~~Net dwelling density is calculated by including only those site areas developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping, and children's play areas, where these are provided.~~

~~In the case of mixed use schemes, the residential site area should be calculated using the total net site area apportioned between the various uses, on a pro rata basis (i.e. reducing the site area by the same ratio as that of the residential to non-residential floorspace). However, in assessing density on mixed use sites, the Council will be mindful of the overall benefits of the proposals.~~

DP25: Dwelling Space Standards

The purpose of this policy is to set minimum space standards for all dwellings to ensure that the floor area of new homes and associated storage space is sufficient in size to secure a satisfactory standard of accommodation for their residents. In March 2015 the Government published new national technical standards for new dwellings and will have precluded local planning authorities' from imposing technical standards beyond the nationally described space standard. This standard can only be applied where a local planning authority has a policy in place to trigger its application.

Dwelling space standards ensure that all residential development in Mid Sussex is of an acceptable size for the wellbeing of future occupants, that there is appropriate circulation space and that homes are highly functional in terms of typical day to day needs. The space standard helps to achieve sustainable development, encouraging useable and flexible living environments in which residents can undertake a range of activities such as bringing up families, working from home and communal and social activities, as well as providing for residents' changing needs by taking into account the spatial implications of providing improved accessibility and adaptability, particularly for older or less mobile people, including meeting the requirements of residential building accessibility standards in Building Regulations Approved Document M (Volume 1).

The District Council identified a need for such a standard and adopted a Supplementary Planning Document relating to Dwelling Space Standards in March 2009 and those standards have been used successfully since this time. The typical costs of building to these standards have been reflected in the Mid Sussex Whole Plan and CIL Viability Assessment (2016).

DP25: Dwelling Space Standards

Strategic Objectives: 12) To support sustainable communities which are safe, healthy and inclusive; 13) To provide the amount and type of housing that meets the needs of all sectors of the community; and 14) To create environments that are accessible to all members of the community.

Evidence Base: Mid Sussex Sustainable Communities Strategy 2008-2018, DCLG Technical housing standards – nationally described space standard, March 2015; Mid Sussex Whole Plan and CIL Viability

Assessment (2016).

Minimum nationally described space standards for internal floor space and storage space will be applied to all new residential development. These standards are applicable to:

- **Open market dwellings and affordable housing;**
- **The full range of dwelling types; and**
- **Dwellings created through subdivision or conversion.**

All dwellings will be required to meet these standards, other than in exceptional circumstances, where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met.

DP26: Accessibility

Accessibility is about the ease and convenience with which a place can be used by people. This policy applies to both homes and places, including areas of open space and transport infrastructure.

The District has an ageing population and residents and employees who need safe and easy access to buildings and spaces. The District Council has worked with local voluntary organisations that seek to improve access for the whole community including those with disabilities or mobility problems, for example, wheelchair users and people with physical and/or sensory disabilities. During the preparation of the District Plan, the groups have engaged in the process and this has led to the inclusion of the policy in the Plan.

The policy below seeks to ensure that accessibility is considered holistically when designing places.

Revisions to Part M of the Building Regulations came into effect in October 2015. These introduced optional additional technical requirements for accessibility, exceeding the minimum standards required by Building Regulations where a local planning authority has a policy in place based on evidence that a higher level of accessibility and adaptability in new residential development is viable and necessary to meet current and future housing needs.

The Council has considered housing needs through a number of studies that inform the assessment of housing and economic development needs. This has demonstrated that a high and rising proportion of residents are in need of the level of accessibility provided by Approved Document M - Category 2 dwellings, broadly equivalent to the former Lifetime Homes Standards. This requires new residential development to provide step-free access to and within the entrance storey of the dwelling.

The policy makes provision for 20% of all new residential dwellings [of 5 or more dwellings](#) to be built to optional additional standard M4(2). ~~However, the Council considers that because the housing requirements of groups with particular needs are constantly changing and that such requirements are likely to become more mainstream in development design and layout and less costly to build, that sufficient justification will exist to review the provision of housing to the standard within the plan period. The Council will also consider its position on the provision of housing to the standard at the time the Site Allocations DPD comes forward should this be sooner than a review to DP26, and will consider on a site by site basis, whether requirements can and should be set at a higher level of provision. The Council will carefully monitor implementation at 20% provision as part of the evidence to whether a review is justified. The housing requirements of groups with particular needs will be monitored and the Plan will be reviewed in this respect if evidence clearly supports a change to this level of provision.~~

The Mid Sussex Whole Plan and CIL Viability Assessment (2016) accounts for the cost of meeting Category 2 Accessible and Adaptable dwellings in the study construction costs. This demonstrates that the optional requirement is achievable although there is a risk that the need for lift provision may create a development viability issue for small flatted residential buildings. A threshold has been applied for this type of development below which the Category 1 (visitable dwellings) access standard will apply. The provision of a lift in a block of flats was not a Lifetime Homes requirement.

DP26: Accessibility

Strategic Objectives: 12) To support sustainable communities which are safe, healthy and inclusive; 13) To provide the amount and type of housing that meets the needs of all sectors of the community; and 14) To create environments that are accessible to all members of the community.

Evidence Base: CABE Good Practice Guidance; Mid Sussex Whole Plan and CIL Viability Assessment (2016); DCLG Technical Housing Standards – nationally described space standard, March 2015; Housing and Economic Development Needs Assessment.

All development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily.

This will apply to all development, including changes of use, refurbishments and extensions, open spaces, the public realm and transport infrastructure, and will be demonstrated by the applicant.

With regard to listed buildings, meeting standards of accessibility should ensure that the impact on the integrity of the building is minimised.

Accessible and Adaptable Dwellings

Developments of 5 or more dwellings will be expected to make provision for 20% of dwellings to meet Category 2 – Accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4(2), with the following exceptions:

- 1) Where new dwellings are created by a change of use;**
- 2) Where the scheme is Proposals for flatted residential buildings of fewer than 10 dwellings; will be exempted from Category 2 – Accessible and adaptable dwellings Requirement M4(2).**
- 3) Where specific factors such as site topography make the such standards provision of Category 2 – Accessible and adaptable dwellings Requirement M4(2) unachievable by practicable and/ or viable means;**
- 4) Where a scheme is being proposed which is specifically intended for the needs of particular individuals or groups, where a greater proportion may be appropriate.**

will apply to all new residential dwellings in the district, (excluding new dwellings created by a change of use) and dwellings where requirement M4(3) applies in the district with the following exceptions:

Wheelchair-user dwellings

Category 3 – Wheelchair-user dwellings under Building Regulations – Approved Document M Requirement M4(3) will be required for a reasonable proportion of affordable homes, generally 4%5%, dependent on the suitability of the site and the need at the time.

The Requirement will also apply to private extra care, assisted living or other such schemes designed for frailer older people or others with disabilities and those in need of care or support services.

DP27: Noise, Air and Light Pollution

Mid Sussex has a high quality environment and its residents value tranquillity and freedom from unpleasant noises, smells or light glare. New development in the District needs to be managed so that the local economy can prosper within clear guidelines and businesses can operate efficiently alongside homes without adversely affecting the environment. Soil quality must be protected in accordance with Policy DP37: Biodiversity.

Where development is being proposed within 800m of a sewage treatment works, the developer should liaise with the statutory sewerage/water undertaker to consider whether an odour impact assessment is required as part of the promotion of the site and potential planning application submission. The odour impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a sewage treatment works. Where any such assessment identifies that there is an odour impact for proposed development and no improvements are programmed by the water company, the developer should contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.

[Sussex local authorities have developed guidance on noise to provide advice for developers and their consultants when making a planning application. This guidance can be viewed at www.midsussex.gov.uk/planningpolicy](http://www.midsussex.gov.uk/planningpolicy)

Where development is being proposed within 15m of a pumping station, the developer should liaise with the statutory sewerage/water undertaker to consider whether an odour and/or noise and/or vibration impact assessment is required as part of the promotion of the site and potential planning application submission. Any impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a pumping station. Where any such assessment identifies that there is an odour impact for proposed development and no improvements are programmed by the water company, the developer should contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.

DP27: Noise, Air and Light Pollution

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 12) To support sustainable communities which are safe, healthy and inclusive.

Evidence Base: Data held by Environmental Health, Air Quality Action Plan – Stonepound Crossroads, Hassocks.

The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

- It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;
- If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development.

In appropriate circumstances, the applicant will be required to provide:

- an assessment of the impact of noise generated by a proposed development; or
- an assessment of the effect of noise by an existing noise source upon a proposed development;

Light pollution:

- The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings;
- The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes;

Air Pollution:

- It does not cause unacceptable levels of air pollution;
- Development on land adjacent to an existing use which generates air pollution or odour would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels;
- Development proposals (where appropriate) are consistent with Air Quality Management Plans.

The degree of the impact of noise and light pollution from new development or change of use is likely to be greater in rural locations, especially where it is in or close to specially designated areas and sites.

Nature and Quality of Development – Housing

DP28: Housing Mix

The 2009 Northern West Sussex SHMA and Update (2012) established that there is not a direct relationship between household size and housing size, particularly in the market sector. The Update concludes that broad requirements for different types and sizes of new market housing should be set whilst taking into account a number of factors including broader economic and demographic changes.

The North West Sussex Strategic Housing Market Assessment Update (2012) sets out that the majority of household growth is expected to result from increasing single person households within the area. ~~However~~Whilst a high proportion of these are existing older households who already have housing. ~~The Council supports~~ there will be a significant need for smaller dwelling types over the provision plan period, with the majority of flexible and specialist housing appropriate for older new households forming (70%) being one or two person households with a very high proportion of need arising for elderly persons, through both public (aged 75 years and over), with the majority of such households also being one or two persons. A significant proportion of future household growth will also be for family sized homes at around 30% of projected total growth, with 50% of this requiring smaller family sized homes of 2-3 bedrooms and private sector provision 50% of this requiring larger family sized homes of 3+ bedrooms.

The Council supports the provision of flexible general market housing and specialist accommodation or care and specialist housing appropriate for older persons through both public and private sector provision. Providing suitable and alternative housing for older people can free up houses that are otherwise under occupied.

Whilst more attention may need to be paid towards matters of design, neighbouring land uses and security, schemes falling within Use Class C2 are considered to usually have a lesser impact on existing communities, for instance through lower vehicle usage levels and reduced parking requirements. For this reason, provided the scheme makes efficient use of land, any site considered appropriate for housing development would be positively considered for such older person accommodation through the decision making process.

Specialist accommodation and care homes falling within Use Class C2 form a very specific part of the housing needs market. Supported accommodation such as this falls within the definition of social infrastructure which also includes community facilities and local services including buildings¹¹. Policy DP23: Community Facilities and Local Services therefore applies to the protection of existing specialist accommodation and care home facilities falling within Use Class C2. Under this Policy, the loss of such facilities for the redevelopment to alternative uses would be prevented unless the scheme or a replacement scheme was proved to be no longer viable; or that there is an existing duplicate facility in the locality that can accommodate the impact of the loss of the facility; or that a replacement facility will be provided in the locality. It is granted that some existing older specialist accommodation and care homes facilities are relatively small in size, and if such schemes were closed on grounds of the suitability for their intended use, then there might be significant doubt on the viability of redevelopment of the site to another specialist scheme. In such cases, the Council will consider alternative provision such as accessible flats for older people.

The Council also makes policy provision through Policy DP26: Accessibility to ensure that new residential development provides accessible and adaptable dwellings and wheelchair-user dwelling to support the changes and needs of individuals and families at different stage of life.

¹¹ See also Mid Sussex Infrastructure Delivery Plan

The Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment provides information on the number of pitches required to meet the need for permanent Gypsy and Traveller accommodation in the district. Sites to meet this identified need are being delivered through a Traveller Sites Allocations Document (see Policy DP31).

Work on the Allocations Document has highlighted the difficulties in the delivery of permanent Gypsy and Traveller sites and underlined that there could be a shortage of suitable sites, should the identified need for such sites increase unexpectedly over the plan period. ~~Work on this document;~~ and underlines that the primary provision of permanent Gypsy and Traveller sites is best undertaken in way that can be master planned into future, currently unplanned strategic sites. Policy provision for such an approach is already supported in this District Plan through Policy DP9-; Strategic allocation to the north and north-west of Burgess Hill; Policy DP9A: Strategic Allocation to the east of Pease Pottage and within the emerging Traveller Sites Allocations Document.

DP28: Housing Mix

Strategic Objectives: 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Parish Housing Needs Assessments; Housing and Economic Development Needs Assessment; Mid Sussex District Council Common Housing Register; Mid Sussex Self Build Register; Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment; Northern West Sussex Affordable Housing Needs Update Report (2014); Northern West Sussex – Mid Sussex: Strategic Housing Market Assessment Update Report (2012); Strategic Housing Market Assessment for Mid Sussex (2009).

To support sustainable communities, housing development will:

- **provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs;**
- **meet the current and future needs of different groups in the community including older people, vulnerable groups and those wishing to build their own homes. This could include the provision of bungalows and other forms of suitable accommodation, and the provision of services self-build plots; and**
- **on strategic sites, provide permanent pitches for Gypsies and Travellers and Travelling Showpeople, as evidenced by the Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment or ~~the best available evidencesuch other~~ evidence as is available at the time; or the provision of an equivalent financial contribution towards off-site provision (or part thereof if some on-site provision is made) if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale, commensurable with the overall scale of residential development proposed by the strategic development; and serviced plots for self-build homes where a need for such accommodation is identified.**
- **If a shortfall is identified in the supply of specialist accommodation and care homes falling within Use Class C2 to meet demand in the District, the Council will consider allocating sites for such use through a Site Allocations Document, produced by the District Council.**

Evidence of housing need will be based on the best available evidence (including local evidence provided to support Neighbourhood Plans).

DP29: Affordable Housing

NOTE: As explained in MSDC1, the Council wishes for the version of this policy set out in BP2 “Pre-Submission draft District Plan (June 2015)” to be subject to consultation. This version is set out below. Further modifications to this policy may be required.

The Northern West Sussex Affordable Housing Needs Update Report (2014) provides the underlying justification for requiring the provision of affordable housing on residential development, through affordable housing policies. The Update Report concludes that there is an estimated level of need evident in each local authority area in the Northern West Sussex Housing Market Area as each authority has an affordable housing need that is greater than the supply of such housing on an annual basis. Despite successes in reducing waiting lists by supplying more new affordable homes in recent years, for Mid Sussex this need ranges from 116 to 223 homes per year (low and high estimate scenarios).

The Update Report underlines that in setting affordable housing policies, the evidence of affordable housing need must be combined with other information, including considering the viability and deliverability of housing development. This is important in order to set a level of affordable housing that is realistic and deliverable.

The Update Report indicates that 44.2% of newly forming households in Mid Sussex cannot afford to rent or buy on the open market. The Viability Assessment for Community Infrastructure Levy and Affordable Housing (2011), which also forms part of the evidence for the District Plan, indicates that raising the percentage of affordable housing sought on new sites above 30% would be unviable. However, 30% affordable housing is considered viable on all scales of development and will support the affordable housing thresholds set out in National Planning Practice Guidance.

DP29: Affordable Housing

Strategic Objectives: 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Mid Sussex District Council Common Housing Register; Parish Housing Needs Assessments; Northern West Sussex Affordable Housing Needs Update Report (2014); Housing and Economic Development Needs Assessment.

The Council will seek:

- **the provision of a minimum of 30% affordable housing for all residential developments providing a net increase of 11 dwellings and above or a maximum combined gross floorspace¹² of more than 1000m²; or**
- **for residential developments in the High Weald Area of Outstanding Natural Beauty providing a net increase of 6 – 10 dwellings, a commuted payment towards off-site provision, equivalent to providing 30% on-site affordable housing. The payment would be commuted until after the completion of the dwellings within the development.**

A mix of tenure will be required (normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix).

Proposals that do not meet these requirements will be refused unless significant clear evidence is provided to show that the site cannot support the required affordable housing from a viability and deliverability perspective.

¹² Measured as gross internal floorspace

Free serviced land should be made available for the affordable housing, which should be integrated with market housing and meet the Design and Quality Standards published by the Homes and Communities Agency or any other such standard which supersedes these.

Details about the provision of affordable housing will be set out in a Supplementary Planning Document.

The policy will be monitored and kept under review having regard to the Council's Housing Strategy and any changes to evidence of housing needs.

DP30: Rural Exception Sites

Rural exception sites are sites used for affordable housing in perpetuity, usually on sites that would not normally be granted permission for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

The Northern West Sussex Strategic Housing Market Assessment Update (2012) assesses rural housing within the area. Paragraphs 5.11 and 5.26 conclude that the Council should work with parishes to identify sites specifically for affordable housing that will meet local needs. It also identifies that the prices and mix of housing contribute to the identified need and affordability pressures in many rural areas.

DP30: Rural Exception Sites

Strategic Objectives: 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Parish Housing Needs Assessments; Town and Parish Council submissions; Housing and Economic Development Needs Assessment; Mid Sussex District Council Housing Register.

The development of rural exception sites for affordable housing will be permitted provided:

- I. the development comprises 100% affordable housing;
- II. the housing is to meet local needs justified by the best available evidence;
- III. the occupancy of the homes is restricted in perpetuity to those with a genuine local need for affordable housing;
- IV. the scale of the development respects the setting, form and character of the settlement and surrounding landscape; and
- V. it is adjacent to, or in close proximity to a rural settlement containing local services.

Where it can be clearly demonstrated through evidence that the site cannot support a scheme comprising 100% affordable housing from a viability perspective, the Council will consider an element of open market housing, limited to that required to facilitate scheme viability, to a maximum of 20% of the overall scheme, provided that:

- **The requirements of ii), iv) and v) can be met for the overall scheme and for the affordable housing element i) and iii); and**
- **The new development physically integrates the open market and affordable housing, which should seek to be 'tenure blind' and makes best use of the land.**

Details of the evidence required to justify an element of open market housing will be set out in a

Supplementary Planning Document.

The delivery of rural exception sites will normally be led by Parish Councils, through planning applications, Community Right to Build schemes, Neighbourhood Development Orders or through Neighbourhood Plans.

DP31: Gypsies, Travellers and Travelling Showpeople

The ~~Central~~ Government's Planning Policy for Traveller Sites (~~2012~~2015), requires Local Planning Authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople to address the identified accommodation needs of Travellers in their area.

The Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment was first produced in 2013 and updated in 2014 and 2016. The Assessment provides information on the amount of permanent Gypsy and Traveller accommodation required in the district– for the period to 2031. The 2016 update takes account of the revised version of Planning Policy for Travellers Sites (PPTS) (2015) that includes a change to the definition of Gypsies, Travellers and Travelling Showpeople for planning purposes¹³

The Local Development Scheme sets out the timetable for the preparation of a Traveller Sites Allocations Document which will provide sufficient sites to satisfy local need for permanent Gypsy and Traveller and Travelling Showpeople accommodation¹⁴.

DP31: Gypsies, Travellers and Travelling Showpeople

Strategic Objectives: 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment.

The Mid Sussex Gypsy and Traveller and Travelling Showpeople Assessment (~~2013 and 2014 update) identifies the does not identify any~~ need for permanent pitches and plots for ~~the period up to 2031 as 34 additional permanent Gypsy~~Gypsies and Travellers and Traveller pitches with no identified need for Travelling Showpeople siteswho still travel for the period up to 2031¹⁵.

The Assessment identifies the need to accommodate 23 households for settled Gypsies and Travellers for the period up to 2031 and does not identify any need to provide sites for Travelling Showpeople who no longer travel¹⁶.

To ensure that a sufficient provision amount of permanent ~~Gypsy and Traveller sites culturally suitable housing for settled Gypsies, Travellers and Travelling Showpeople is delivered to meet~~

¹³ See Annex 1 – Planning Policy for Traveller Sites (August 2015)

¹⁴ For Gypsies and Travellers who meet and do not meet the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- Planning Policy for Traveller Sites (August 2015) i.e. Gypsies and Travellers who still travel and settled Gypsies and Travellers who no longer travel

¹⁵ For Gypsies, Travellers and Travelling Showpeople who meet the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- Planning Policy for Traveller Sites (August 2015)

¹⁶ For Gypsies, Travellers and Travelling Showpeople who do not meet the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- Planning Policy for Traveller Sites (August 2015)

identified needs within an appropriate timescale, the Council makes provision for:

- the allocation of 24 Gypsy and Traveller pitches within the strategic allocation to the north and north-west of Burgess Hill (Policy DP9 refers), is seeking the provision of an equivalent financial contribution towards the off-site provision of pitches if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale (Policy DP9 refers);
- the allocation of pitches within the strategic allocation to the east of Pease Pottage; or the provision of an equivalent financial contribution towards the off-site provision of pitches if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale (Policy DP9a refers); and
- the provision of such pitches on strategic sites (Policy DP28 refers) and

The Council is progressing a Traveller Sites Allocations Development Plan Document to allocate further sites over the Plan period as required.

The provision of permanent accommodation to meet the changing needs of current and future Gypsy and Traveller and Travelling Showperson households will be monitored to ensure a suitable supply of such sites is provided at the appropriate time.

The Mid Sussex Gypsy and Traveller and Travelling Showpeople Assessment does not indicate a need to consider transit provision at this time as there is an operational public transit site in Chichester. Levels of unauthorised encampments in Mid Sussex by Gypsies and Travellers and Travelling Showpeople will be monitored over the plan period to identify any additional requirement for such provision.

Existing Traveller sites will be safeguarded for Gypsy and Traveller use at:

- Fairplace Hill Caravan Site, Burgess Hill
- Bedelands Caravan Site, Burgess Hill
- Horsgate Caravan Site, Cuckfield
- Walstead Caravan Site, near Lindfield
- Highfields, near Warninglid
- Pitts Head (Woodside Park), near Warninglid
- Marigold Farm Caravan Site, near Ansty

Planning permission will not be granted for an alternative use on a safeguarded site unless an alternative, replacement site has been identified and developed to provide facilities of an equivalent or improved standard (including its location) whilst there remains a need for such sites as evidenced by the Gypsy and Traveller Accommodation Assessment or the best available evidence.

Any new or extensions to existing Gypsy and Traveller or Travelling Showpeople sites¹⁷ granted permanent planning permission shall also be safeguarded for ~~Gypsies, Travellers or Travelling Showpeople~~ such use.

New Gypsy, Traveller and Travelling Showpeople sites¹⁸, and extensions to existing sites,

¹⁷ For Gypsies and Travellers who meet and do not meet the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- Planning Policy for Traveller Sites (August 2015) i.e. Gypsies and Travellers who still travel and settled Gypsies and Travellers who no longer travel

including transit sites, will be permitted provided:

- The site or extension satisfies a clearly defined **local** need, as evidenced by the Mid Sussex Gypsy and Traveller Accommodation Assessment or the best available evidence;
- The site is reasonably accessible to schools, shops, health and other local services and community facilities;
- The development is appropriately located and designed to/ or capable of being designed to ensure good quality living accommodation for residents and that the local environment (noise and air quality) of the site would not have a detrimental impact on the health and well-being of the Travellers;
- The sites are compatible with neighbouring land uses, and minimise impact on adjacent uses and built form and landscape character;
- In rural and semi-rural areas sites should not dominate the nearest settled community; **and**
- Any site within the 7km zone of influence around Ashdown Forest will require an appropriate assessment under the Habitats Regulations to be undertaken and appropriate mitigation provided as required. **(Policy DP15 refers); and**
- The provision in the case of permanent proposals within the High Weald AONB, Policy DP14: High Weald Area of Outstanding Natural Beauty will apply.

The determination of planning applications for new sites or extensions to sites providing accommodation for settled Gypsy and Traveller and Travelling Showpeople¹⁹ use will be considered under the relevant District Plan policies.

Nature and Quality of Development – Historic Environment

DP32: Listed Buildings and Other Buildings of Merit

The heritage assets of the District include over 1,000 Listed Buildings. The District also includes many other buildings which, whilst not statutorily listed are of architectural merit or of local historic interest, make a valuable contribution to the character of the area.

In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the District Council will have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses

DP32: Listed Buildings and Other Buildings of Merit

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

¹⁸ [For Gypsies, Travellers and Travelling Showpeople who meet the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- Planning Policy for Traveller Sites \(August 2015\)](#)

¹⁹ [For Gypsies, Travellers and Travelling Showpeople who do not meet the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- Planning Policy for Traveller Sites \(August 2015\)](#)

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

Other Buildings of Merit

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

DP33: Conservation Areas

The Council's 36 conservation areas are protected through national planning legislation but are designated locally. They range from the historic town centre of East Grinstead through to smaller villages and settlements. The key characteristics of each of the conservation areas are described in conservation area character summaries on the Council's website. The Council has also produced more detailed conservation area appraisals and management plans for some conservation areas which assess local character and promote environmental enhancements. The conservation area character appraisals will be reviewed where necessary and the Council will support local groups such as local history societies to undertake this work.

DP33: Conservation Areas

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4)

To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.

Development in a conservation area will be required to conserve or enhance its special character, ~~and appearance~~ and the range of activities which contribute to it. This will be achieved by ensuring that:

- **New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;**
- **Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;**
- **Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;**
- **Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;**
- **Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;**
- **New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.**

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

DP34: Historic Parks and Gardens

There are 9 Registered Parks and Gardens of Special Historic Interest in Mid Sussex. In addition there are a large number of historic parkscapes which are unregistered but which appear on the West Sussex Historic Environment Record. The need to protect such landscapes is also recognised.

DP34: Historic Parks and Gardens

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record.

The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.

DP35: Archaeological Sites

~~There are 25 Scheduled Ancient Monuments in Mid Sussex which are statutorily protected and which are identified on the Policies Map and over 500 sites of archaeological interest which appear on the West Sussex Historic Environment Record.~~

~~Archaeological discoveries can be made on land where there are no previously known archaeological finds and assessments may be required for sites that have archaeological potential but where no prior field investigations have been carried out.~~

DP35: Archaeological Sites and Heritage Assets

~~*Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities.*~~

~~*Evidence Base: West Sussex Historic Environment Record.*~~

~~**Sites of archaeological interest (such as scheduled Ancient Monuments) and their settings will be protected and enhanced.**~~

~~**Development that would have a detrimental impact on sites of archaeological importance and their settings will only be permitted where the benefits of the proposal (which cannot reasonably be located elsewhere) are so great as to outweigh the possible effects on the archaeological importance of the site.**~~

~~**Where it appears that a development may impact upon heritage assets with archaeological interest, applicants will be required to carry out an appropriate archaeological assessment including, where necessary, a field evaluation.**~~

Nature and Quality of Development – Natural Resources

DP36: Trees, Woodland and Hedgerows

Trees, woodland and hedgerows make a valuable landscape, amenity and biodiversity contribution to the District, both in urban and rural areas. Mid Sussex is a heavily wooded district with two thirds of this being ancient woodland.

Trees, woodland and hedgerows form part of the District's green infrastructure, and in particular, are important for health and well-being, biodiversity, and increasing resilience to the effects of climate change.

Ancient woods are irreplaceable wildlife habitats with complex ecological conditions that have developed over centuries. They contain a wide range of wildlife including rare species, however, because the resource is limited and highly fragmented, ancient woodland and their associated wildlife are particularly vulnerable and must be protected from damaging effects of adjacent and nearby land uses that could threaten the integrity of the habitat and survival of its special characteristics.

The District Plan recognises this contribution and will support the protection of trees, woodland and hedgerows, as well as encouraging new planting. Development will be required to incorporate trees, woodland and hedgerows into the design and landscaping scheme.

All hedgerows on farmland and open land are protected and consent is required from the District Council to remove them. The Hedgerow Regulations 1997 also define 'important' hedgerows as being of particular archaeological, historical, wildlife or landscape value.

The District Council will make Tree Preservation Orders or attach planning conditions, in line with national guidance, to protect specific trees, a group of trees or woodlands in the interests of amenity or where they are threatened by development. The amenity value of trees will take into account visibility and characteristics relating to the individual, collective and wider impact including:

- Size and form; and
- Future potential as an amenity; and
- Rarity, cultural or historical value; and
- Contribution to, and relationship with, the landscape; and
- Contribution to the character and appearance of a conservation area.

DP36: Trees, Woodland and Hedgerows

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- **incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and**
- **prevents damage to root systems and takes account of expected future growth; and**
- **where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and**
- **has appropriate protection measures throughout the development process; and**
- **takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and**
- **does not sever ecological corridors created by these assets.**

Proposals for works to trees will be considered taking into account:

- **the condition and health of the trees; and**
- **the contribution of the trees to the character and visual amenity of the local area; and**
- **the amenity and nature conservation value of the trees; and**
- **the extent and impact of the works; and**
- **any replanting proposals.**

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.

DP37: Biodiversity

Coupled with the pressure for new development is the importance of conserving and enhancing areas of importance for biodiversity and nature conservation. The District has a number of valued landscapes, habitats and species which need to be protected and enhanced. The District Plan recognises the importance of the protection and conservation of areas of importance for nature conservation and the valuable contribution made by these sites and features in conserving biodiversity and geodiversity of our natural heritage, together with opportunities for education and employment. The District Plan also recognises the importance of the protection and conservation of areas outside of designated areas where these are of nature conservation value or geological interest especially where they contribute to wider ecological networks.

Mid Sussex lies adjacent to the Ashdown Forest (within Wealden District), a European designated Special Protection Area and Special Area of Conservation. Policy DP15 looks at protecting this area. Mid Sussex also contains 13 Sites of Special Scientific Interest, 50 Sites of Nature Conservation Importance and 6 Local Nature Reserves. Nearly 16% of the District is covered by Ancient Woodland.

This policy reflects the requirements of the National Planning Policy Framework (section 11) where it relates to biodiversity and the natural environment. It takes into account the duty on the District Council to have regard to the purpose of conserving biodiversity. Development proposals should be informed by local ecological and geological evidence and national guidance. Local ecological evidence should include protected and notable species as well as considering the potential effects of the development on the habitats and species on the Natural Environment and Rural Communities Act 2006 section 41 list.

DP37: Biodiversity

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Biodiversity 2020; Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; [Mid Sussex Infrastructure Delivery Plan](#); [The Natural Choice: Securing the Value of Nature](#); West Sussex SNCI Register.

Biodiversity will be protected and enhanced by ensuring development:

- **Contributes and takes opportunities to improve, enhance, manage and restore biodiversity [and green infrastructure](#), so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and**
- **Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and**
- **[Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and](#)**
- **[Promotes the restoration, management and expansion of priority habitats in the District; and](#)**
- **Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.**

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological

conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

DP38: Green Infrastructure

Mid-Sussex has a high-quality natural and built environment and it is important that new development contributes to the protection, enhancement and creation of new green space within the District.

'Green infrastructure' is a connected network of multi-functional greenspace, both in urban and rural areas, that delivers a wide range of environmental, social and economic benefits, including improving quality of life. Some of the functions of green infrastructure include providing habitats for plants and animals and wildlife corridors from one habitat to another, increasing resilience to the effects and impacts of climate change, and improving the health and well-being of local communities with access to the countryside and green areas. Green infrastructure can also include areas of water and flood management and land for food production.

DP38: Green Infrastructure

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes; 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid-Sussex Ancient Woodland Survey; West-Sussex SINC Register; Mid-Sussex Infrastructure Delivery Plan.

Green infrastructure will be protected and enhanced by ensuring development:

- **Contributes to the establishment of green infrastructure and supports its improvement, enhancement, management and restoration to develop a connected network of multi-functional greenspace, including linking with rivers and floodplains; and**
- **Responds to existing on-site green infrastructure and provides on-site natural greenspace enhancements for all new developments where practicable, including making land available for this purpose; and**
- **Promotes the restoration, management and expansion of priority habitats in the District; and**
- **Improves access to and understanding of natural greenspace and nature conservation features, including recognising the importance and role of green infrastructure to the ecosystem, biodiversity, public rights of way, health and well-being, the water environment, community facilities, climate change, and allotments.**

Land which will be required to create and deliver a multi-functional 'Green Circle' around Burgess Hill will be safeguarded from development. In particular, the following areas as shown on the Policies Map will be allocated for informal open space:

- **Batchelors Farm;**
- **Land south of Nightingale Lane;**

- ~~Land adjoining Jane Murray Way, York Road and Sussex Way;~~
- ~~Land to the north of Sheddingdean and Leylands Park, including Bedelands Farm; and~~
- ~~The 'Railway Land' to the north and south of Wivelsfield Station.~~

~~Developer contributions will be used to secure delivery of the Green Circle.~~

Nature and Quality of Development – Sustainable Resources

DP39: Sustainable Design and Construction

The District Council, with four other West Sussex authorities, commissioned the 'West Sussex Sustainable Energy Study' to inform policies on carbon emission standards for new development. The Study was prepared to inform planning policies which positively encourage reduced energy consumption and carbon emissions from buildings and greater sustainable energy generation. The Study makes a number of recommendations (section 9 of the Study) for inclusion in future planning documents.

The Mid Sussex Sustainable Energy Study (2014) updated this earlier work and assessed the local potential for renewable and low carbon energy development. However, since the 2014 Study was published, the Government's position on sustainable development has changed. In July 2015, HM Treasury and the Department for Business, Innovation and Skills published 'Fixing the Foundations: Creating a more prosperous nation'. This states, "The Government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established." The policy reflects the current Government position on sustainable development.

DP39: Sustainable Design and Construction

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.

Evidence Base: Gatwick Sub Region Water Cycle Study; West Sussex Sustainable Energy Study, Mid Sussex Sustainable Energy Study.

All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- **Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation**
- **Explore opportunities for efficient energy supply ~~Supply energy efficiently through the use of communal heating networks where viable and feasible (e.g. supplied by biomass boilers, biomass/gas CHP or heat pumps).~~**
- **Use renewable sources of energy.**
- **Maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation.**
- **Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment**
- **Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.**

DP40: Renewable Energy Schemes

The Mid Sussex Sustainable Energy Study (2014) assessed the potential for renewable energy schemes in Mid Sussex and concluded that the level of technical and capacity constraints in the District were likely to prevent major new renewable energy schemes from coming forward over the Plan period. Renewable

energy schemes were likely to be relatively small-scale and the local community could have a key role through Neighbourhood Plans or other local initiatives. Such projects could help support energy security, respond to fuel poverty, reduce carbon emissions and provide a longer term financial return for communities.

The National Planning Policy Framework (paragraph 17, NPPF) lists the use of renewable resources, including the development of renewable energy, as a core planning principle. Paragraph 97 of the NPPF requires local planning authorities to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily and support community-led initiatives for renewable and low carbon energy.

In relation to Gatwick Airport, any proposed development would need to comply with Aerodrome Safeguarding requirements to ensure that the operational integrity and safety of the airport are not compromised. [Wind turbines and Schemes such as](#) large banks of solar panels will need to be assessed at an early stage as they have the potential to impact on navigational aids at the airport.

DP40: Renewable Energy Schemes

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.

Evidence Base: Gatwick Sub Region Water Cycle Study; Capacity of Mid Sussex District to Accommodate Development Study; Mid Sussex Landscape Capacity Study; Mid Sussex Sustainable Energy Study; West Sussex Sustainable Energy Study.

Proposals for new renewable and low carbon energy projects [\(other than wind energy development – see below\)](#), including community-led schemes, will be permitted provided that any adverse local impacts can be made acceptable, with particular regard to:

- **Landscape and visual impacts, including cumulative impacts, such as on the setting of the South Downs National Park and High Weald Area of Outstanding Natural Beauty, and the appearance of existing buildings.**
- **Ecology and biodiversity, including protected species, and designated and non-designated wildlife sites.**
- **Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access.**

Assessment of impacts will need to be based on the best available evidence, including landscape capacity studies.

[Proposals for wind energy development involving one or more wind turbines will only be granted if:](#)

- **[the development site is in an area identified as suitable for wind energy development in a Neighbourhood Plan; and](#)**
- **[following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.](#)**

DP41: Flood Risk and Drainage

In accordance with the National Planning Policy Framework, a Strategic Flood Risk Assessment has been prepared to identify areas that are at risk from flooding - this has informed the preparation of the District Plan. Strategic Flood Risk Assessment mapping is kept up-to-date with new flood events and updated releases of information from the Environment Agency.

The Strategic Flood Risk Assessment provides information on the use of Sustainable Drainage Systems (SuDS) to avoid increased flood risk or adverse impact on water quality. Well-designed SuDS rarely function with only a single purpose and should be considered early in the design process due to their relationship with other design considerations. Guidance on the potential benefits, suitability and feasibility for different SuDS types is available in the 'Water. People. Places.' document prepared for South East England authorities. This guidance should be used as part of the initial planning and design process for all types of residential, commercial and industrial development.

Development proposals in areas at risk of flooding will be considered in accordance with the National Planning Policy Framework (paragraph 103 and 104). Development proposals in areas at risk of flooding should be supported by site-specific flood risk assessments in accordance with paragraphs 103 and 104 of the NPPF.

The Gatwick Sub Region Water Cycle Study provides an assessment of the capacity of current water infrastructure to accommodate growth without adversely affecting the environment. Section 8 of the Study sets out a number of recommendations that address capacity and quality issues identified in the Study. Section 8.2 makes recommendations for Sustainable Drainage Systems and these recommendations have been included in the policy.

DP41: Flood Risk and Drainage

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 12) To support sustainable communities which are safe, healthy and inclusive.

Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development²⁰ unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.

- For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any**

²⁰ [As set out in Article 2\(1\) of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2010.](#)

previously contaminated land.

- SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.
- The preferred hierarchy of managing surface water drainage from any development is:
 1. Infiltration Measures
 2. Attenuation and discharge to watercourses; and if these cannot be met,
 3. Discharge to surface water only sewers.

Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.

DP42: Water Infrastructure and the Water Environment

The European Water Framework Directive came into force in December 2000 and became law in December 2003. The Water Framework Directive sets out a requirement to prevent deterioration of water quality and to achieve good ecological status in rivers, estuaries and coastal waters, together with good status of groundwater by at least 2027. The policy requires new development proposals to be in accordance with this Directive.

The Council has worked with Crawley Borough Council, Horsham District Council and Reigate and Banstead Borough Council to analyse the existing water environment, assess environmental capacity and establish the water infrastructure required to deliver growth, in accordance with paragraph 162 of the NPPF. The Gatwick Sub Region Water Cycle Study provides an assessment of the capacity of current water infrastructure to accommodate growth without adversely affecting the environment. Section 8 of the Study sets out a number of recommendations which would address capacity and quality issues identified in the Study. The policy requires new development proposals to accord with the findings of the Study.

Water scarcity is an increasing concern as the population of the district and demand increases as new homes are built. Climate change may further increase demand and put public water supply under greater pressure in the future. South East Water has produced its Water Resources Management Plan (2014) covering the period 2015 to 2040. The Plan states that “calculations show that with less water being available for use, combined with an increasing overall demand for water, we will have insufficient supplies to meet demand”. The Plan set out a water efficiency strategy that seeks to reduce water consumption for all households from 165 litres per person per day to 148.3 litres per person per day by 2040 and highlights the importance of partnership working with Local Authorities to incorporate water efficiency into all new buildings.

Recommendation 1 of the Water Cycle Study proposes a standard above that required by Building Regulations. For new residential development, an internal/indoor water usage standard of 105 litres of water consumed per person per day (l/p/d) and for non-residential developments to meet a BREEAM ‘Good’ standard for water consumption targets.

Revisions to Part G of the Building Regulations came into effect in October 2015. These introduced an optional requirement for water efficiency into the Building Regulations that would be triggered where a local planning authority has a policy in place based on clear and evidenced need. The policy therefore incorporates this optional requirement for all new dwellings to deliver estimated average water consumption of no more than 110 litres per person per day. The need for such a requirement in Mid

Sussex is demonstrated in the Water Cycle Study which recommends a water consumption standard of 105 litres per person per day for internal/indoor water usage. In addition to this the optional requirement includes an allowance for external water use of 5 litres per person per day.

Recommendation 4 (page 105) of the Study has shaped the approach to foul and surface water provision and water supply in this policy. The recommendation suggests that developments for more than 10 dwellings should submit a Water Sustainability and Drainage Assessment as part of their application to demonstrate that they have met the requirements of this policy. It is necessary for the District Plan to address the provision of water and sewerage infrastructure because it is not possible to identify all infrastructure required over the plan period as water companies only plan in five year periods through Asset Management Plans due to the way they are regulated.

Developers will be required to demonstrate that there is adequate capacity or additional infrastructure can be provided in time both on and off the site to serve the development and that it would not lead to problems for existing users. Developers will need to show that they have engaged with service providers at the earliest opportunity to establish the proposed development's demand for water supply and wastewater infrastructure and how this can be met. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure.

Statutory undertakers have only limited powers under the Water Industry Act 1991 to prevent connection ahead of required infrastructure upgrades and are reliant on robust policies to ensure improvements are provided prior to occupation and therefore can achieve sustainable development in accordance with National Planning Practice Guidance. It is essential to ensure that infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages with associated low pressure water supply problems. Where there is a capacity constraint and no improvements are programmed by the statutory undertaker the developer will need to contact the statutory undertaker/s to agree the improvements required and how these will be funded prior to any occupation of the development.

DP42: Water Infrastructure and the Water Environment

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks.

Evidence Base: Building Regulations (Approved Document G); Gatwick Sub Region Water Cycle Study; DCLG Housing Standards Review: Technical Consultation, September 2014; South East Water - Water Resources Management Plan 2014, Strategic Flood Risk Assessment.

New development proposals must be in accordance with the objectives of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study with respect to water quality, water supply and wastewater treatment and consequently the optional requirement under Building Regulations – Part G applies to all new residential development in the district. Development must meet the following water consumption standards:

- **Residential units should meet a water consumption standard of 110 litres per person per day (including external water use);**
- **Non-residential buildings should meet the equivalent of a 'Good' standard, as a minimum, with regard to the BREEAM water consumption targets for the development type.**

Development proposals which increase the demand for off-site service infrastructure will be permitted where the applicant can demonstrate;

- **that sufficient capacity already exists off-site for foul and surface water provision. Where capacity off-site is not available, plans must set out how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development's occupation; and**
- **that there is adequate water supply to serve the development.**

Planning conditions will be used to secure necessary infrastructure provision.

Development should connect to a public sewage treatment works. If this is not feasible, proposals should be supported by sufficient information to understand the potential implications for the water environment.

The development or expansion of water supply or sewerage/sewage treatment facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impacts and that any such adverse impact is minimised.

Chapter 5: Monitoring the District Plan

- 5.1. Monitoring is an essential process to ensure the District Plan is meeting its strategic objectives, that the planned housing, employment growth and infrastructure are being delivered and to ensure the effective and timely delivery of development and infrastructure. It is important that there are mechanisms in place for the Council to identify changing circumstances and take appropriate action if required.
- 5.2. The monitoring schedule sets out a range of indicators including output indicators that assess the impact of individual policies and contextual indicators that facilitate understanding of the wider context that may be influencing output indicators or identify where future intervention may be necessary. These are based on those used for the Sustainability Appraisal to maintain close links between the two documents. It is important that indicators chosen can be monitored in a robust and consistent way throughout the Plan period. The indicators are reported through the Council's monitoring information and will be made available as soon as possible.
- 5.3. The Council's monitoring will also include keeping an up to date evidence base as well as ongoing co-operation with neighbouring authorities on agreed strategic priorities.
- 5.4. If it appears that policies are not being effective, or are no longer appropriate in the light of more recent national policies or local circumstances, then action will be taken to review the policy or policies concerned. As set out in the Local Development Scheme, a Site Allocations Development Plan Document has been programmed to enable delivery if this is not being achieved through Neighbourhood Plans.

Housing Provision and Unmet Need

- 5.5. Based on the housing provision set out in DP5: Housing of 876dpa until 2023/24 and then 1,026 thereafter, the housing need of the Northern West Sussex Housing Market Area will collectively be met until year 2028/29 according to current trajectories (as at May 2017). Current trajectories identify a small shortfall in supply against need after this date although it is inevitable that the level of need and supply for each of the three authorities in the HMA will have been reviewed by 2028/2029. The Council commits to working with the neighbouring authorities in the HMA to resolve unmet needs over the full plan period.
- 5.6. The Council recognises that there is a serious shortfall of housing in the neighbouring coastal West Sussex area, caused by in particular the inability of Brighton & Hove, and some of the other coastal authorities, to meet their own needs. The level of unmet need is high and the Council accepts that it must take steps, with its neighbouring authorities and those in the sub-region, to address the issue. The scale of the issue requires a sub-regional response.
- 5.7. The Council is a participant in the West Sussex and Greater Brighton Strategic Planning Board) which has already begun work in earnest on the question of unmet housing needs in the coastal area Local Strategic Statement 3 (LSS3). The Council will participate in that process, with the aim of agreeing the final level of unmet need, and how it should be met across the sub-region.
- 5.8. The LSS3 work is progressing and the Council has committed to support this work by contributing to the ongoing costs of commissioning the necessary associated evidence base material. The Council will review its District Plan once the LSS3 strategy is agreed and will take it into account when establishing the District's housing requirement. The exact timing of the LSS process is difficult to predict but the Council is committed to a proactive role within it, and there is no reason to doubt that it will begin to produce workable outcomes within a few years; the Council will have a particular focus on ensuring that its results are timed to assist with the review of this Plan. If the work of the LSS has not been completed by the time the District Plan

is reviewed, the review will take into account the most appropriate evidence base available on this matter at that time.

Ashdown Forest SPA/SAC - Implications

5.9. The implications of development on Ashdown Forest will be kept under review. Large parts of Ashdown Forest within the neighbouring district of Wealden are designated as a Special Protection Area (SPA) or Special Area of Conservation (SAC). In broad terms, the SPA is particularly sensitive to visitor effects and numbers, while the SAC is particularly sensitive to the deposition of elements and compounds which act as 'pollutants', such as Nitrogen. As a result of the 'Wealden' judgment²¹ regarding the SAC, the effects of development planned within the District Plan should be assessed in combination with other plans and projects likely to affect the Forest and the implications identified.

5.10. Following the judgment, further transport modelling assessed the impact of proposals within the District Plan on the Ashdown Forest SAC. This modelling was based on the Objectively Assessed Need (OAN) of 876dpa for the whole plan period. Whilst the modelling at this level of development shows a net reduction in traffic movements through Ashdown Forest overall, there is a small increase in traffic on the A275. The impact of increased development (i.e. above 876dpa) on Ashdown Forest is unknown at this stage. A significant amount of additional development would be required, and at this moment in time the scale and location of this development is not known – as the transport modelling is sensitive to the scale and location of development, any assessments undertaken at this stage would be unreliable and the impact on Ashdown Forest speculative.

5.11. The Council believe that a sound position with respect to adverse impacts on Ashdown Forest at the current time is delivery of a maximum of 876dpa until satisfactory mitigation/compensation for adverse impacts on the Forest can be agreed. To maintain a rolling 5-year land supply the Council will undertake a full or partial review of the Plan, to assess and achieve additional site allocations at a time when it is hoped the overall habitats situation and approach to mitigation (and any possible public interest justifications and compensation) will be clearer. The Council will also work with neighbouring authorities to establish a habitats-sound growth allocation within the HMA as a whole.

~~4.1. If it appears that policies are not being effective, or are no longer appropriate in the light of more recent national policies or local circumstances, then action will be taken to review the policy or policies concerned. As set out in the Local Development Scheme, a Site Allocations Development Plan Document has been programmed to enable delivery if this is not being achieved through Neighbourhood Plans.~~

²¹ Wealden District Council v Secretary of State for Communities and Local Government [2017] EWHC 351 (Admin)

Monitoring Schedule

Policy	Strategic Objectives	Indicator	Target	Implementation	Source
DP1: Sustainable Development in Mid Sussex	4, 5, 7, 11, 16	Percentage of new and converted dwellings on previously developed (brownfield) land	Maximise	Developers, Local Authority	West Sussex County Council monitoring
		Percentage of new employment floorspace on previously developed land	Maximise	Developers, Local Authority	West Sussex County Council monitoring
		Percentage of residents living and working within Mid Sussex	Maximise	Developers, Local Authority	Census
DP2: Economic Development	7,8	Net increase / decrease in commercial (Use Classes B1 (b, c), B2, B8) and office (B1 (a) and A2) floorspace	Net increase per annum	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
		Employment land available – by type (net)	Monitor	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
		Provision of new employment floorspace in neighbouring authorities	Monitoring of cross-boundary implications	Local authorities	Local authorities
		Number of new businesses setting up in the	Maximise		Office for National Statistics

Policy	Strategic Objectives	Indicator	Target	Implementation	Source
		District			
		Unemployment	Minimise		Office for National Statistics
DP3: Town Centre Development	9	Total amount of floorspace for 'town centre uses'	Maximise in accordance with DP3: Town Centre Development	Developers, Local Authority	Mid Sussex District Council monitoring
DP4: Village Centre and Neighbourhood Centre Development	9	Net increase / decrease in commercial (Use Classes B1 (b, c), B2, B8) and office (B1 (a) and A2) floorspace	Net increase per annum	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
DP5: Housing	All	Housing Completions in Mid Sussex (net)	To meet identified needs	Developers, Local Authority, Highway authority, public agencies, utility companies and service providers	Mid Sussex District Council/West Sussex County Council annual monitoring
		Housing completions in neighbouring authorities (net)	Monitoring of cross-boundary implications	Local authorities	Local authorities
DP6: Settlement Hierarchy	2, 6	Housing commitments by parish Neighbourhood plan monitoring	No development to be permitted outside built-up area boundaries unless the site is allocated in the District Plan, a Neighbourhood Plan or a	Mid Sussex District Council, Town and Parish Councils	Mid Sussex District Council monitoring

Policy	Strategic Objectives	Indicator	Target	Implementation	Source
			Development Plan Document		
DP7: General Principles for Strategic Development at Burgess Hill	All	The objectives listed under DP7 are monitored under their separate policy areas	-	-	-
DP8: Strategic Allocation to the east of Burgess Hill at Kings Way	All	Housing completions on allocated site DP8	In accordance with DP8	Developers	Mid Sussex District Council monitoring
DP9: Strategic Allocation to the north and north west of Burgess Hill	All	Housing completions on allocated site DP9	In accordance with DP9	Developers	Mid Sussex District Council monitoring
DP9A: Strategic allocation to the east of Pease Pottage	All	Housing completions on allocated site DP9A	In accordance with DP9	Developers	Mid Sussex District Council monitoring
DP10: Protection and Enhancement of Countryside	3	Percentage of new and converted dwellings on previously developed (brownfield) land	Maximise	Developers, Local Authority	West Sussex County Council monitoring
DP11: Preventing Coalescence	2	Number of planning permission granted in Local Gaps, where these have been defined in Neighbourhood Plans	Minimise	Local Authority	Mid Sussex District Council / Neighbourhood Plan monitoring
DP12: Sustainable Rural	10, 11	Number of new commercial developments	Increase	Developers, Local Authority	Mid Sussex District Council monitoring

Policy	Strategic Objectives	Indicator	Target	Implementation	Source
Development and the Rural Economy		approved within the countryside			
DP13: New Homes in the Countryside	3	Number of applications for new dwellings in the countryside overturned on appeal	Zero	Local authority	Mid Sussex District Council monitoring
DP14: High Weald Area of Outstanding Natural Beauty	3	Number of applications approved contrary to advice from the High Weald AONB Unit	Zero	Local authority	Mid Sussex District Council monitoring
DP15: Ashdown Forest Special Area of Conservation and Special Protection Area	3	SANG capacity	Sufficient for anticipated development	Local Authority	Mid Sussex District Council monitoring
		Implementation of SAMM	Monitoring of projects within Strategy	Conservators of Ashdown Forest, Mid Sussex District Council, Wealden DC	Mid Sussex District Council/ other
DP16: Setting of the South Downs National Park	3	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Public agencies, Local Authority	Mid Sussex District Council/SDNP Authority
DP17: Sustainable Tourism.	9, 10	Number of jobs in the tourism sector	Maximise		Tourism South East
		Number of visitors staying overnight	Increase	Local authority	Tourism South East
DP18: Securing Infrastructure	6	Monitor infrastructure funds received,	Amount of CIL funds received	Local authority	Mid Sussex District Council

Policy	Strategic Objectives	Indicator	Target	Implementation	Source
		by Parish and in accordance with Monitoring requirements set out in the CIL Regulations and Guidance.	by year.		monitoring
DP19: Transport	6	Number of sustainable transport schemes implemented	Annual number	Local authority	Mid Sussex District Council monitoring
DP20: Rights of Way	5, 14	Number of applications resulting a net increase in Rights of Way	Net increase per annum	Local Authority	Mid Sussex District Council/ West Sussex County Council monitoring
DP21: Communication Infrastructure	7,8	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Local Authority	Mid Sussex District Council monitoring
DP22: Leisure and Cultural Facilities and Activities	14	Number of applications resulting in the loss of a community service (shop, public house, place of worship, etc.)	Minimise	Local Authority	Mid Sussex District Council monitoring
DP23: Community facilities and local Services	6 ,12,13	Amount of additional community facilities delivered Net loss of specialist accommodation and care falling within Use Class	Maximise Minimise	Local Authority, Public agencies, Developers	Mid Sussex District Council monitoring

Policy	Strategic Objectives	Indicator	Target	Implementation	Source
		C2			
DP24: Character and Design	2	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Public agencies, Local Authority	Mid Sussex District Council monitoring
DP24A	1,2,4	Number of applications permitted at lower than the specified densities	Minimise	Mid Sussex District Council Monitoring	Mid Sussex District Council Monitoring
DP25: Space Standards	13, 14	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Developers, Local Authority	Mid Sussex District Council monitoring
DP26: Accessibility	13	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Developers, Local Authority	Mid Sussex District Council monitoring
DP27: Noise, Air and Light Pollution	2, 3	Number of Air Quality Managements Areas (AQMAs) within the District	Minimise	Highway/ Local Authority	Mid Sussex District Council (Environmental Health) monitoring
DP28: Housing Mix	12, 13	Total mix of all housing permitted annually reflects local housing needs	To reflect housing need	Developers, Local Authority	Mid Sussex District Council monitoring

Policy	Strategic Objectives	Indicator	Target	Implementation	Source
DP29: Affordable Housing	12, 13	Number of affordable homes completed annually (gross)	Maximise in compliance with DP29: Affordable Housing	Developers, Local Authority, Highway authority, public agencies, utility companies and service providers	Mid Sussex District Council monitoring
		Financial contributions towards affordable housing provision			
DP30: Rural Exception Sites	10, 12, 13	Number of affordable housing dwellings completed on rural exception sites	Maximise in compliance with DP30: Rural Exception Sites	Developers, Registered Providers, Local Authority	Mid Sussex District Council monitoring
DP31: Gypsy and Travellers	41 , 12, 13	Number of new additional pitches granted permanent planning permission Number of unauthorised encampments in Mid Sussex	Maximise Minimise	Local Authority	Mid Sussex District Council Monitoring
DP32: Listed Buildings and Other Buildings of Merit	2, 3, 4	Number of listed buildings within the District	No deterioration	Local Authority	Mid Sussex District Council Monitoring
DP33: Conservation Areas	2, 3, 4	Number of Conservation Areas with appraisals and management proposals	Increase	Parish Councils Local Authority	Mid Sussex District Council Monitoring
DP34: Historic Parks and Gardens	3	Number of applications permitted contrary to advice received	Zero	Local Authority	Mid Sussex District Council Monitoring

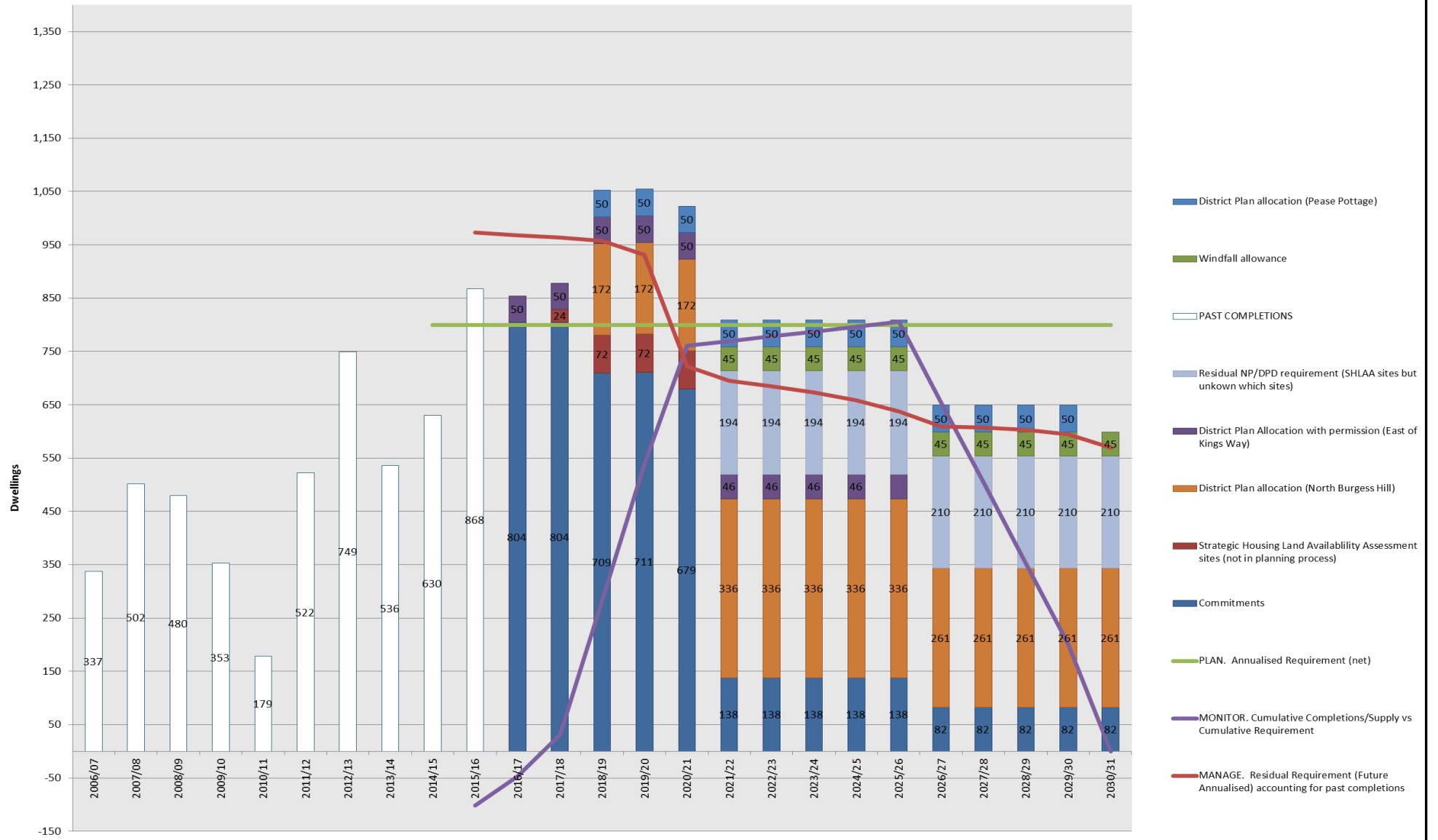
Policy	Strategic Objectives	Indicator	Target	Implementation	Source
		by the Mid Sussex District Council archaeological adviser			
DP35: Archaeological Sites	3	Number of applications permitted contrary to advice received by the Mid Sussex District Council archaeological adviser	Zero	Local Authority	Mid Sussex District Council Monitoring
DP36: Trees, Woodland and Hedgerows	3, 4, 5	Number of applications refused as contrary to this policy but overturned on appeal Area of Ancient Woodland lost to development	Zero Zero	Developers, Local Authority	Mid Sussex District Council monitoring Information from Sussex Wildlife Trust
DP37: Biodiversity	3, 4	Number of planning applications contrary to advice given by Natural England on biodiversity issues Number of priority habitats lost to development Condition of SSSIs	Zero Zero Improve	Public agencies, Local Authority	Mid Sussex District Council Monitoring Information from Sussex Wildlife Trust

Policy	Strategic Objectives	Indicator	Target	Implementation	Source
DP38: Green Infrastructure	3, 4	Number of Green Infrastructure Schemes implemented (e.g. enhance natural green space, enhance provision of accessible routes)	Maximise	Public agencies, Local Authority	Mid Sussex District Council Monitoring
DP39: Sustainable Design and Construction	1	Installed capacity of renewable energy installations within Mid Sussex	Increase	Developers, Utility providers, Local Authority	Department for Energy & Climate Change
DP40: Renewable Energy Schemes	1	Development of Allowable Solutions	Physical or financial contributions to Allowable Solutions	Developers, Private sector providers, Local Authority	Department for Energy & Climate Change
DP41: Flood Risk and Drainage	1	Number of planning applications approved contrary to advice given by the Environment Agency on flood risk/ flood defence grounds	Zero	Public agencies, Local Authority	Environment Agency
DP42: Water Infrastructure and the Water Environment	1	Number of planning applications approved contrary to advice given by the Environment Agency on water quality issues	Zero	Public agencies, Local Authority	Environment Agency/ Mid Sussex District Council Monitoring

Policy	Strategic Objectives	Indicator	Target	Implementation	Source
		Number of planning applications approved contrary to advice from the statutory sewerage/water undertaker	Zero	Statutory sewerage/water undertakers, Local Authority	Mid Sussex District Council Monitoring
		Incidents of major and significant water pollution within the District	Zero	Developers, Statutory sewerage/ water undertakers, Local Authority, Public agencies	Environment Agency
		Stretches of watercourse that are, as a minimum, Water Framework Directive status "Moderate"	Maximise	Local authority, public agencies	Environment Agency

Appendix A: Housing Trajectory

Trajectory "District Plan" (2014-2031)



Appendix B: List of evidence base documents

The evidence base for the District Plan includes the following documents:

- A Landscape Character Assessment for Mid Sussex (November 2005)
<http://www.midsussex.gov.uk/leisure-recreation-tourism-events/nature-conservation/landscape-and-biodiversity/>
- A Strategy for the West Sussex Landscape (October 2005)
www.westsussex.gov.uk/living/environment_and_planning/landscape_and_environment/landscape_character_assessment.aspx
- Air Quality Action Plan – Stonepound Crossroads, Hassocks (September 2013)
<http://www.midsussex.gov.uk/environment-health/pollution/air-quality/stonepound-crossroads-air-quality-management-area-hassocks/>
- Ashdown Forest Visitor Survey Data Analysis (September 2010)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/district-plan/habitats-regulations-assessment/>
- Assessment of Open Space, Sport and Recreation (September 2006)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/assessment-of-open-space-sport-and-recreation/>
- At Crawley Study (October 2009)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/>
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystems Services (2011)
www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services
- Biodiversity Action Plan
www.biodiversitysussex.org
- Biodiversity Opportunity Areas
www.biodiversitysussex.org
- Burgess Hill: A Town Wide Strategy for the Next 20 Years (August 2011)
www.burgesshill.gov.uk
- Burgess Hill Employment Sites Study (March 2015)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/burgess-hill-employment-sites-study/>

- Burgess Hill Town Centre Masterplan (November 2006)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/>
- Burgess Hill: Visioning the Future (July 2007)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/burgess-hill-visioning-the-future/>
- CABE Good Practice Guidance
www.designcouncil.org.uk/CABE
- Capacity of Mid Sussex District to Accommodate Development (June 2014)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/capacity-study/>
- Coast to Capital Strategic Economic Plan (March 2014)
www.coast2capital.org.uk/strategic-objectives/strategic-economic-plan
- Community Infrastructure Levy and Viability Assessment (2016)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/community-infrastructure-levy-cil/>
- Department for Communities and Local Government – Technical Housing Standards - nationally described space standard (March 2015)
www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard
- East Grinstead Town Centre Masterplan (July 2006)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/>
- Feasibility Study for Development Options at Burgess Hill (September 2005 plus Addendum – December 2005)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/feasibility-studies-for-development-options-at-burgess-hill-and-haywards-heath/>
- Feasibility Study for Development Options at Haywards Heath (December 2005 plus Part 2 – May 2006)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/feasibility-studies-for-development-options-at-burgess-hill-and-haywards-heath/>
- Gatwick Diamond Futures Plan (October 2008)
www.gatwickdiamond.co.uk

- Gatwick Diamond Strategy
www.gatwickdiamond.co.uk
- Gatwick Sub Region Water Cycle Study (January 2011)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/gatwick-sub-region-water-cycle-study/>
- Greater Brighton City Deal (March 2014)
www.gov.uk/government/publications/city-deal-greater-brighton
- Habitats and Species Records
www.sxbrc.org.uk
- Habitats Regulations Assessment for the Mid Sussex District Plan (October 2015)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/district-plan/habitats-regulations-assessment/>
- Haywards Heath Town Centre Masterplan (June 2007)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/>
- Housing and Economic Development Needs Assessment (February 2015)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/>
- Housing and Economic Development Needs Assessment Update (November 2015)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/>
- Housing and Economic Development Needs Assessment Addendum (June 2016)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/>
- Leisure & Cultural Strategy for Mid Sussex 2009-2020 (October 2009)
<http://www.midsussex.gov.uk/leisure-recreation-tourism-events/leisure-and-culture-strategy-2009-2020/>
- Mid Sussex Ancient Woodland Survey (February 2007)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/a-revision-of-the-ancient-woodland-inventory-for-mid-sussex-district-council/>
- Mid Sussex Conservation Area Appraisals
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/conservation-areas/>
- Mid Sussex District Plan Sustainability Appraisal (March 2015)

<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/district-plan/>

- Mid Sussex Economic Development Strategy (2010 – Refreshed 2013)
<http://www.midsussex.gov.uk/business/economic-development-strategy/>
- Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment (2014 and 2016)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/traveller-sites-allocations-document/>
- Mid Sussex Housing Strategy 2012-14
www.midsussex.gov.uk/7671.htm
- Mid Sussex Infrastructure Delivery Plan (August 2016)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/infrastructure-delivery-plan/>
- Mid Sussex Landscape Capacity Study (July 2007)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/mid-sussex-landscape-capacity-study/>
- Mid Sussex Playing Pitch Strategy (January 2015)
<http://www.midsussex.gov.uk/leisure-recreation-tourism-events/community-arts-sports-and-leisure/sports-development-and-physical-activity/>
- Mid Sussex Retail Study Update (May 2016)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/mid-sussex-retail-study/>
- Mid Sussex Sustainable Communities Strategy 2008-2018
<http://www.midsussex.gov.uk/my-street-my-community/mid-sussex-partnership/sustainable-communities-strategy-2008-2018/>
- Mid Sussex Sustainable Energy Study (October 2014)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/sustainable-energy/>
- Mid Sussex Transport Study (2016)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/mid-sussex-transport-study/>
- Neighbourhood Plans
www.midsussex.gov.uk/neighbourhoodplans
- New Market Town Study (August 2010)

<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/new-market-town-study/>

- Northern West Sussex Economic Growth Assessment (April 2014)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/northern-west-sussex-economic-growth-assessment/>
- Northern West Sussex Housing Market Area – Affordable Housing Needs Update (2014)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/strategic-housing-market-assessment/>
- Northern West Sussex – Mid Sussex: Strategic Housing Market Assessment Update (October 2012)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/strategic-housing-market-assessment/>
- Northern West Sussex Strategic Housing Market Assessment (May 2009)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/strategic-housing-market-assessment/>
- Register of Listed Buildings
<https://www.historicengland.org.uk/listing/the-list/>
- Settlement Sustainability Review (May 2015)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/>
- South Downs Integrated Landscape Character Assessment (December 2005 – Updated 2011)
www.southdowns.gov.uk/planning/integrated-landscape-character-assessment
- South Downs Access Network and Accessible Natural Green Space Study (July 2014)
www.southdowns.gov.uk/planning/planning-policy/local-plan/evidence-and-supporting-documents/Access-Network-and-Accessible-Natural-Green-Space-Study
- South Downs Partnership Management Plan: Shaping the future of your South Downs National Park 2014-2019
www.southdowns.gov.uk
- South East Water - Water Resources Management Plan (June 2014)
www.southeastwater.co.uk/about-us/our-plans/water-resources-management-plan
- Strategic Economic Land Availability Assessment (May 2016)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/strategic-economic-land-availability-assessment/>
- Strategic Flood Risk Assessment (May 2015)

<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/sequential-flood-risk-test/>

- Strategic Housing Land Availability Assessment (April 2016)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/strategic-housing-land-availability-assessment/>
- Sustainability Assessment of Cross-boundary Options (February 2015)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/>
- The High Weald Area of Outstanding Natural Beauty Management Plan 2014-2019 (3rd Edition, adopted March 2014)
www.highweald.org
- The Natural Choice: Securing the Value of Nature (June 2011)
www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature
- The Sussex Extensive Urban Survey (2005 and 2006)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/the-sussex-extensive-urban-survey/>
- Tree and Woodland Management Guidelines (October 2012)
<http://www.midsussex.gov.uk/leisure-recreation-tourism-events/parks-places-of-interest-and-things-to-do/trees-and-woodlands/>
- Visitor Access Patterns on Ashdown Forest (September 2009)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/district-plan/habitats-regulations-assessment/>
- Water. People. Places. (September 2013)
<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/historical-flooding-and-flood-risk/>
- West Sussex Historic Environment Record
www.westsussex.gov.uk/leisure/explore_west_sussex/history_of_west_sussex/historic_environment_record.aspx
- West Sussex Rights of Way Improvement Plan: A Strategic Framework 2007-2017
www.westsussex.gov.uk/leisure/public_paths_and_the_countryside/rights_of_way_improvement_plan.aspx
- West Sussex Sites of Nature Conservation Importance (SNCI) Register
www.westsussex.gov.uk/leisure/enjoy_west_sussex/countryside_and_wildlife/conservation_biodiversity_and/sites_of_nature_conservation_i.aspx
- West Sussex Sustainable Energy Study (October 2009)

<http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/sustainable-energy/>

- West Sussex Transport Plan 2011-2026 (February 2011)
www.westsussex.gov.uk

Appendix C: Saved Local Plan Policies

Local Plan policies that will continue to be saved on adoption of the District Plan

The table below sets out which policies in the Mid Sussex Local Plan 2004 will continue to be saved after the District Plan is adopted. These policies are shown on the Policies Map. Those Local Plan policies that are saved will remain in place until they are implemented or until superseded by a subsequent neighbourhood plan or an appropriate planning document. The expectation is that the District Plan will set out the strategic priorities for the area and that neighbourhood plans will provide the detailed site-specific coverage.

Notwithstanding the schedule below, until such time as the South Downs Local Plan is adopted (currently estimated for June 2017), any relevant general or site specific policy in the Mid Sussex Local Plan will continue to apply to development proposals in that part of the district within the South Downs National Park.

Saved Local Plan Policy	Policy type
Burgess Hill	
BH1 Open Air Market, Cyprus Road	Housing
BH2 The Oaks Centre, Junction Road	Housing
BH3 Station Yard and Car Park Burgess Hill	Mixed Housing
East Grinstead	
EG2 The Portlands	Conservation
EG5 East Grinstead Lawn Tennis Club	Housing
EG8 Stonequarry Woods	Housing
Haywards Heath	
HH11 Land north of Rookery Farm	Housing
Pease Pottage	
PP1 Hemsley nursery – residential (implemented) and public open space (not implemented)	Housing/ leisure
Turners Hill	
TH1 Land at Clock Field	Housing
Rural Areas	
RA2 Rowfant Business Centre	Site specific policy

Appendix D: Glossary

Abbreviations

AONB	Area of Outstanding Natural Beauty
BOA	Biodiversity Opportunity Area
BREEAM	Building Research Establishment Environment Assessment Method
CIL	Community Infrastructure Levy
DPD	Development Plan Document
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LEP	Local Economic Partnership
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSP	Local Strategic Partnership
MR	Monitoring Report
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
OAN	Objectively Assessed Need
RIGS	Regionally Important Geological and Geomorphological Sites
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SANG	Suitable Alternative Natural Greenspace
SAMM	Strategic Access Management and Monitoring
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SNCI	Site of Nature Conservation Importance
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest
SuDS	Sustainable Drainage Systems

Ancient Woodland – Areas that have had continuous woodland cover since 1600, non-statutory designations.

Aged or veteran tree – A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape or culturally.

Appropriate planning document – This could be a Development Plan Document, a Supplementary Planning Document, or technical note depending upon the role and objective of the document.

Area of Outstanding Natural Beauty (High Weald AONB) – Areas designated to conserve and enhance natural beauty, wildlife and cultural heritage; and to meet the need for quiet enjoyment of the countryside and have regard for the interests of those who live and work within them.

Biodiversity Opportunity Area – Areas that identify where the greatest opportunities for habitat creation and restoration lie at a landscape scale; they enable the efficient focusing of resources to where they will have the greatest positive conservation impact, representing a more efficient way of delivering action on the ground.

Burgess Hill Town-Wide Strategy – This strategy, prepared by Burgess Hill Town Council, sets out the general principles, visions and objectives for Burgess Hill over the plan period and provides a foundation on which policies addressing strategic development at Burgess Hill are based.

Commitments – Sites already in the planning process which have planning permission for residential development or are allocated in a Development Plan Document.

Community Facilities and Local Services – Public locations that meet a range of community needs such as providing support services, public information, and space for group activities. Includes local shops, places of worship, public houses, education facilities, health and care facilities, libraries, emergency services, and community centres.

Community Infrastructure Levy – A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Comparison shopping – The provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Convenience shopping – The provision of everyday essential items including food, drinks, newspapers/magazines and confectionery.

Coterminous - having or meeting at a shared border or limit

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

Development Plan Documents (DPDs) – These documents include the District Plan and the Small Scale Housing Allocation Development Plan Document.

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

Economic Viability – The financial feasibility of development.

Evidence base – The evidence that any development plan document, in particular the District Plan, is based on. It is made up of the views of stakeholders and background facts about the area.

Geodiversity – The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure – Green infrastructure is a connected network of multi-functional greenspace, both urban and rural, that delivers a wide range of environmental, social and economic benefits, including promoting ecosystem services and improving quality of life.

Gypsies and Travellers – Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats Regulations Assessment – An assessment of the potential effects of planning policies on European nature conservation sites.

Infrastructure – Includes roads and other transport facilities; flood defences; schools and other educational facilities; medical facilities; sporting and recreational facilities; and open spaces. [Examples of key infrastructure categories, and the elements within each group are provided as follows.](#)

<u>Infrastructure Category</u>	<u>Elements Relevant to Mid Sussex</u>
<u>Transport</u>	<ul style="list-style-type: none"> • Road networks • Rail networks • Bus services • Cycling, walking and equestrian routes • Other public rights of way (PROW) • Parking facilities
<u>Education</u>	<ul style="list-style-type: none"> • Pre-school and nursery schools • Primary and secondary education • Further and higher education • Special educational needs • Adult education
<u>Health</u>	<ul style="list-style-type: none"> • GPs, health centres and other community care facilities such as day-care centres • Clinical Commissioning Groups • Mental health hospitals and other support • Acute and general hospitals • Dental practices • Social care
<u>Social Infrastructure</u>	<ul style="list-style-type: none"> • Specialist accommodation and care falling within Use Class C2 • Social and community facilities, including buildings • Cultural facilities such as arts centres and museums • Sports centres and other recreation facilities • Sports pitches • Play space
<u>Green Infrastructure</u>	<ul style="list-style-type: none"> • Flood defences and flood management schemes • Sustainable Drainage Systems (SuDS) • Open spaces and parks • Allotments • Biodiversity and nature conservation
<u>Green Infrastructure – Habitats Regulations mitigation</u>	<ul style="list-style-type: none"> • Interventions necessary to mitigate the effects of development on nature conservation sites • Suitable Alternative Natural Greenspace (SANG) • Strategic Access Management and Monitoring (SAMM)
<u>Public and Community Services</u>	<ul style="list-style-type: none"> • Emergency services (ambulance, fire and rescue, police) • Community safety schemes • Libraries

<u>Infrastructure Category</u>	<u>Elements Relevant to Mid Sussex</u>
	<ul style="list-style-type: none"> • <u>Places of worship</u> • <u>Cemeteries</u> • <u>Waste management and disposal, including recycling facilities</u>

Infrastructure Delivery Plan – Identifies infrastructure needed to support new homes and businesses over the Plan period.

Leisure and Cultural Facilities – This term refers to a broad range of facilities that are available to and enjoyed by the general public for arts, culture, sport and physical activity services including play spaces, open space, sports facilities, cinemas, museums, galleries, heritage and performance spaces.

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 Nature Reserve (LNR) – Designated by the local authority and managed for either nature conservation or to provide recreational opportunities to communities.

Local Distinctiveness – Local distinctiveness is the physical, environmental, economic or social factors that characterise an area (and most likely a combination of all four), as well as how an area interacts with others.

Localism Act 2011 – The Localism Act contains a new power of competence for local government, new Neighbourhood Plans and development orders, and a new duty to co-operate to replace Regional Strategies. It was given Royal Assent of 15th November 2011.

Monitoring Report – Part of the local development framework, the annual monitoring report assesses the implementation of the local development scheme and the extent to which policies in local development documents are being successfully implemented.

National Park (South Downs National Park) – Areas designated to conserve and enhance the natural beauty, wildlife and cultural heritage; and to promote opportunities for the understanding and enjoyment of the special qualities of the park.

Multi-functional – Where greenspace or rooms are able to perform a range of functions, affording greater social, environmental and economic benefits.

National Planning Policy Framework 2012 (NPPF) – Sets out the Government’s planning policies for England, and provides a framework within which local people and their accountable councils can produce their own distinctive local and Neighbourhood Plans, which reflects the needs and priorities of their communities.

National Planning Practice Guidance 2014 (NPPG) – A web-based resource containing categorised planning guidance to accompany national planning policy.

Nature Improvement Areas – Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.

[Neighbourhood Centre/Local Centre - provided alongside housing development to meet the day to day needs of the local community. Uses include retail, education, health, employment, leisure, recreation and community uses sufficient to meet the day to day needs of the local community. The retail provision should be no more than 2,500m² within a single unit subject to it being demonstrated that there would not be a significant adverse impact on Burgess Hill or Haywards Heath Town Centres.](#)

Neighbourhood Plans – Neighbourhood plans are a new way for communities to decide the future of the places where they live and work. The Government introduced the right to prepare Neighbourhood Plans through the Localism Act.

Objectively Assessed Need – The total amount of housing that would be needed to meet, as a minimum, expected levels of growth in population over the plan period. This level of growth expected should take into account demographics (i.e. birth/death rates and migration) and other signals that could influence future trends in demographics.

Policies Map – The adopted Policies 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.

Priority habitats and species – Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

[Recreational Routes – These are routes usually created by local authorities, government agencies or volunteer organisations. The routes are usually waymarked and mainly follow existing rights of way. Recreational routes are an important leisure resource alongside the network of existing public rights of way.](#)

Regionally Important Geological and Geomorphological Sites (RIGS) – Also referred to as Local Geological Sites, these are locally designated sites important for geology and geomorphology (i.e. the Earth’s landforms and the processes which shape them). Although not having formal statutory protection, RIGS are often also designated as SSSIs.

Rural exception sites – Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

[Science Park – A business support environment that encourages and supports the start-up, incubation and development of innovation-led, high-growth, knowledge-based businesses. Initiatives called by other names such as Research Park, Innovation Centre, Technology Park, Technopole or technology-based Incubator – where they aspire to meet the essential criteria set out above - are also included within the definition.](#)

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.

Section 278 Agreement – A binding agreement between the County Council and a developer used to secure necessary highway improvements to make development acceptable in planning terms.

Sites of Nature Conservation Importance (SNCI) – Locally important sites of nature conservation adopted by local authorities for planning purposes and identified in the local development plan.

Sites of Special Scientific Interest (SSSI) – Areas identified by Natural England as being of special interest for their flora, fauna, or geological or physiographical features.

Strategic Allocations and/or Strategic Development – 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 allocations.

Strategic Site – A site that delivers 500 dwellings or more that is likely to contribute to a wider than local need and trigger the need for additional services. A strategic site would often provide on-site infrastructure such as a school, community facility, shop or employment land.

Special Area of Conservation (SAC) – Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Area (SPA) – Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Suitable Alternative Natural Greenspace (SANG) – Green space that is of a quality and type suitable to be used as mitigation for the potential impact of development near the Ashdown Forest Special Protection Area.

Sustainable Community Strategy – Community strategies 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 Sustainable Community Strategy can be viewed on the Mid Sussex District Council website at: www.midsussex.gov.uk, from the Community Service link.

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

Strategic Access Management and Monitoring (SAMM) – A strategy setting out the measures that provide part of the mitigation for new residential development within 7km of the Ashdown Forest SPA. These measures focus on protecting the SPA from new recreational pressures through managing access (visitor) behaviour and monitoring both birds and visitors.

Strategic Flood Risk Assessment (SFRA) – An assessment by the District Council to inform the Local Development Framework of fluvial, surface water, groundwater, infrastructure and reservoir flood risks.

Supplementary Planning Documents – These documents provide supplementary information to the policies in the Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability – The creation or maintenance of conditions that fulfil current and future economic, environmental and social requirements.

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

Sustainable Development – Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The National Planning Policy Framework places a requirement on local planning authorities to positively seek opportunities to meet the development needs of their area and guide development to sustainable solutions.

Sustainable Drainage Systems (SuDS) – These are drainage systems designed to manage surface water and groundwater to sustainably reduce the potential impact of new and existing developments.

Travelling Showpeople – Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.