

# **Mid Sussex District Plan 2014 – 2031**

## **BP1b: Schedule of Main Modifications**

**September 2017**



# Mid Sussex District Plan - Schedule of Main Modifications

## Main Modifications

Following hearing sessions held to examine the soundness of the Mid Sussex District Plan, the Inspector has indicated that a number of modifications are required in order for the Plan to be found 'sound'. These have been set out in examination documents ref MSDC8a-8e and MSDC20.

The following schedule sets out a list of Main Modifications. These modifications are required for soundness, and as such are subject to public consultation for six weeks.

The schedule shows:

**Mod Ref. #:** Reference number for the modification which should be quoted when responding during consultation

**Plan Text:** A modification made to the main body of text within the District Plan (Chapters 1-3, 5), usually consequential changes which need to be made in order to be consistent with revisions to policies.

**Supporting Text:** Modification to supporting text, i.e. the text provided immediately before/after a policy to provide context

**Policy Text:** Modification to the policy text itself.

Modifications are shown as underlined for additions to the text, and ~~strike through~~ as deletions. Only the modifications shown in the schedule are subject to consultation. Where [...] is shown, this indicates that text precedes/follows the text subject to main modification, but is not repeated in the schedule for brevity (and because it is unchanged and therefore not subject to consultation).

A full 'tracked change' version and 'clean' version of the District Plan incorporating all modifications (both minor and main) can be downloaded from the District Plan web page at xxx.

## Consultation

The Inspector is inviting comments on Main Modifications. The consultation will run for 6 weeks, from **2<sup>nd</sup> October to 13<sup>th</sup> November 2017**. Copies will be available online and at all deposit point. Please ensure the Modification reference number(s) are quoted in your response.

Responses can be submitted using:

**Online:** eForm available at [www.midsussex.gov.uk/districtplan](http://www.midsussex.gov.uk/districtplan)

**Email:** [LDFconsultation@midsussex.gov.uk](mailto:LDFconsultation@midsussex.gov.uk)

**Post:**

Planning Policy and Economic Development  
Mid Sussex District Council  
Oaklands  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

All responses will be forwarded to the Inspector who will consider them when writing the final Inspector's Report.

Further updates will be communicated at [www.midsussex.gov.uk/districtplan](http://www.midsussex.gov.uk/districtplan)

## Schedule of Main Modifications

DP1: Sustainable Development in Mid Sussex	
<b>Mod Ref.#:</b>	<b>MM01</b>
<b>Reason for Modification:</b>	Policy deleted to ensure soundness – see ID8, ID9 and MSDC8. Core objectives for sustainable development moved to Chapter 2
<b>Plan Text:</b>	<p><b>Paragraph 2.13</b>  <a href="#">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.</a></p> <p><a href="#">In Mid Sussex, sustainable development means that which:</a></p> <p><b><u>Social</u></b></p> <ul style="list-style-type: none"> <li>• <a href="#">improves quality of life, wellbeing and the conditions in which people live, work, travel and take leisure;</a></li> <li>• <a href="#">provides housing that meets the needs of present and future generations in locations that are consistent with other policies in the Plan;</a></li> <li>• <a href="#">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;</a></li> <li>• <a href="#">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;</a></li> <li>• <a href="#">increases opportunities to walk, cycle or use public transport, including as part of the green infrastructure network;</a></li> </ul> <p><b><u>Economic</u></b></p> <ul style="list-style-type: none"> <li>• <a href="#">supports the local economy in both towns and villages and in rural areas;</a></li> <li>• <a href="#">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;</a></li> </ul> <p><b><u>Environmental</u></b></p> <ul style="list-style-type: none"> <li>• <a href="#">protects, enhances, restores and utilises natural and environmental assets, including special protections for irreplaceable habitats;</a></li> <li>• <a href="#">respects the intrinsic character and beauty of the countryside;</a></li> <li>• <a href="#">maximises the use of previously developed land and buildings within the built-up areas and reduces the environmental</a></li> </ul>

	<p><u>impacts of development; and</u></p> <ul style="list-style-type: none"> <li>• <u>reflects the need to adapt to the impacts of climate change.</u></li> </ul>
<p><b>Supporting Text:</b></p>	<p><del>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.</del></p> <p><del>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.</del></p>
<p><b>Policy Text:</b></p>	<p><del><b>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:</b></del></p> <p><u><b>Social</b></u></p> <ul style="list-style-type: none"> <li>• <del>improves quality of life, wellbeing and the conditions in which people live, work, travel and take leisure;</del></li> <li>• <del>provides housing that meets the needs of present and future generations in locations that are consistent with other policies in the Plan;</del></li> <li>• <del>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;</del></li> <li>• <del>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;</del></li> <li>• <del>increases opportunities to walk, cycle or use public transport, including as part of the green infrastructure network;</del></li> </ul> <p><u><b>Economic</b></u></p> <ul style="list-style-type: none"> <li>• <del>supports the local economy in both towns and villages and in rural areas;</del></li> <li>• <del>creates jobs in towns and villages, minimises the need to travel to other areas for employment and gives people the</del></li> </ul>

	<p><del>opportunity to access jobs, shops and leisure facilities close to home;</del></p> <p><u>Environmental</u></p> <ul style="list-style-type: none"> <li><del>protects, enhances, restores and utilises natural and environmental assets, including special protections for irreplaceable habitats;</del></li> <li><del>respects the intrinsic character and beauty of the countryside;</del></li> <li><del>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.</del></li> </ul>
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DP2: Sustainable Economic Development	
<b>Mod Ref.#:</b>	<b>MM02</b>
<b>Reason for Modification:</b>	<p><u>Further Amendments (August 2016):</u> To reflect the job number output from the latest POPGROUP modelling.</p> <p>To make changes in line with the findings of the Science and Technology Park: Potential Locations Assessment</p> <p><u>Examination Amendments:</u> Amended in accordance with MSDC8a.</p>
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p>[...]</p> <p>The level of housing growth proposed in Policy DP5: Housing would result in the need to create an average of <a href="#">330 543</a> new jobs per year to accommodate the increased workforce. <a href="#">This is in line with the findings of the Economic Growth Assessment.</a></p> <p>[...]</p> <p>The Coast to Capital Strategic Economic Plan (2014) supports <a href="#">both</a> the business park proposal and <a href="#">the proposals</a> for a high quality Science and Technology Park<sup>1</sup>, <a href="#">the latter</a> creating 100,000m<sup>2</sup> 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”.</p> <p>[...]</p>

<sup>1</sup> [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.”](#)

<p><b>Policy Text:</b></p>	<p>The total number of additional jobs required within the district over the plan period is estimated to be an average of <b>330</b> <a href="#">543</a> jobs per year. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• Encouraging high quality development of land and premises to meet the needs of 21<sup>st</sup> century businesses;</li> <li>• Supporting existing businesses, and allowing them room to expand;</li> <li>• Encouraging inward investment, especially the location, promotion and expansion of clusters or networks of knowledge, creative or high technology industries;</li> <li>• Seeking the provision of appropriate infrastructure to support business growth – in particular high speed broadband connections.</li> </ul> <p>Provision for new employment land and premises will be made by:</p> <ul style="list-style-type: none"> <li>• Allocating <a href="#">25</a> <a href="#">30</a> hectares of land as a high quality business park at Burgess Hill to the east of Cuckfield Road;</li> <li>• <a href="#">Allocating further sites within the Site Allocations DPD;</a></li> <li>• Incorporating employment provision within large scale housing development as part of a mixed use development where it is appropriate; and</li> <li>• Allowing new small-scale economic development, in the countryside, including tourism (in accordance with Development in the Countryside policies).</li> </ul> <p>The development of a <a href="#">sScience</a> and <a href="#">Ttechnology</a> <a href="#">pPark</a><sup>1</sup> has been proposed to support research and development and provide <a href="#">high quality</a> employment for the wider area. The Coast to Capital 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:</p> <ul style="list-style-type: none"> <li>• <a href="#">how the proposal demonstrates that it</a> would contribute to meeting the overall objectives of this policy;</li> <li>• <a href="#">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;</a></li> <li>• how the proposal would secure the objectives of Policy DP19: Transport, particularly in terms of delivering sustainable transport; <a href="#">and</a></li> <li>• <a href="#">the wider impact on the environment and the surrounding area.</a></li> <li>• <a href="#">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, DP36: Trees,</a></li> </ul>
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	<a href="#"><u>Woodland and Hedgerows, DP37: Biodiversity and DP38: Green Infrastructure</u></a>
	[...]

<b>DP3: Town Centre Development</b>	
<b>Mod Ref.#:</b>	<b>MM03</b>
<b>Reason for Modification:</b>	<p><u>Further Amendments (August 2016):</u> To ensure the policy's supporting text is consistent with the Mid Sussex Retail Study Update 2016.</p> <p><u>Examination Amendments:</u> Amended in accordance with MSDC8a. No amendment to policy text - definition of Neighbourhood Centre/Local Centre added to the Glossary.</p>
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p>The Mid Sussex District Council Retail Study (September 2008, updated November 2014 <a href="#">and May 2016</a>) 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.</p> <p>The Retail Study Update <del>2014</del><a href="#">2016</a> found that for convenience goods, there is no district-wide capacity for new retail floorspace <del>until 2024 over the Plan period until 2031</del> as the supermarket permitted as part of the Haywards Heath railway station redevelopment will effectively 'soak up' any quantitative need for new retail floorspace <del>over the short/medium term</del>. <del>Over the Plan period until 2031, the study found that there is a forecast capacity for 2,475m<sup>2</sup> net of new convenience goods floorspace, the majority of which should be directed towards Burgess Hill and East Grinstead.</del></p> <p>For comparison goods, the study forecasts <a href="#">that there is no short to medium term capacity (up to 2025) as a result of planned new comparison retail floorspace, particularly due to the new retail schemes in Haywards Heath (the station redevelopment) and Burgess Hill (The Martlets redevelopment) quantitative need for new retail floorspace of 13,689m<sup>2</sup> net by 2031. However, capacity for new floorspace emerges towards the end of the forecast period in 2029 for 5,781m<sup>2</sup> net, and is forecast to increase to 8,643m<sup>2</sup> by 2031.</a> This capacity is <del>fairly evenly</del> distributed between Haywards Heath (<del>3,675</del> <a href="#">3,558</a>m<sup>2</sup>), Burgess Hill (<del>396</del> <a href="#">5,156</a>m<sup>2</sup>) and East Grinstead (<del>4,254</del> <a href="#">4,463</a>m<sup>2</sup>). There is more limited capacity forecast for Hassocks, Hurstpierpoint and the district's other main village centres (<del>525</del> <a href="#">512</a>m<sup>2</sup>). Because <del>of this lack of there are redevelopment schemes in the pipeline for all three of the town centres which are likely to more than 'mop up' the</del> quantitative need for new floorspace <del>until 2029 and the prospect of town centre redevelopment in East Grinstead by 2031</del>, it is not considered necessary to include specific targets for retail floorspace within the policy.</p>
<b>Policy Text:</b>	<p>[...]</p> <p><b><u>Sequential Test for Town Centre Uses</u></b></p> <p><b>A sequential test must be applied to planning applications for main town centre uses that are not in an existing</b></p>



	<p>centre and are not in accordance with the District Plan and the relevant Neighbourhood Plan. The sequential test will require:</p> <ul style="list-style-type: none"> <li>• Applications for main town centre uses to be located in town centres; or, if suitable sites are not available</li> <li>• In edge of centre locations where the site is accessible and well connected to the town centre; or, if suitable sites are not available</li> <li>• At accessible out of centre sites that are well connected to the town centre</li> </ul> <p>Where an application fails to satisfy the sequential test, or fails to meet other requirements of this policy, it should be refused.</p> <p><u><a href="#">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.</a></u></p> <p>[...]</p>
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<b>DP5: Housing</b>	
<b>Mod Ref.#:</b>	<b>MM04</b>
<b>Reason for Modification:</b>	<p>Amended in accordance with MSDC20. Neighbourhood Plan Strategy and housing distribution to Parishes moved to DP6: Settlement Hierarchy to improve readability.</p> <p><b>NOTE: Due to the number of changes to this policy as a result of the examination, the supporting text and policy wording is shown 'clean' (i.e. with no track changes) for ease of reading. All of the text below is subject to Main Modifications consultation.</b></p>
<b>Plan Text:</b>	<p><b>Paragraph 3.11</b></p> <p>The most recent Department for Communities and Local Government (DCLG) district-level household projections for the period to <a href="#">20372039</a> were published in <a href="#">February 2015– July 2016</a>. These project that an average of <a href="#">656714</a> 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 <a href="#">656714</a> homes per year is produced. It should be noted that approximately 1% of this figure (or <a href="#">67</a> dwellings per annum) relates to the South Downs National Park which is outside the Plan area.</p> <p><b>Paragraph 3.12</b></p>

	<p>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% (of 1516 dwellings per year) in response to vacancies. <del>This results in a baseline Objectively Assessed Need (OAN) figure of 671 dwellings per year.</del> In addition, <del>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,</del> the examination of the District Plan identified that an uplift of 20% (146dpa) should be applied to account for 'market signals' in accordance with Planning Practice Guidance. This establishes the Objectively Assessed Need for Mid Sussex as <u>695876</u> dwellings per year.</p> <p><b>Paragraph 3.17</b>  <del>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).</del></p> <p><b>Paragraph 3.18</b>  The consequence of this proposed provision figure and the latest DCLG <del>2012</del>2014-based household projections, adjusted to take account of vacancies and market signals, is that Mid Sussex is able to contribute <del>105 dwellings per year</del> <u>approximately 1,500 dwellings</u> towards meeting neighbouring authorities' housing needs. <del>These would principally be directed</del> <u>The evidence indicates that any supply in excess of local need is most likely to Crawley, be absorbed by those authorities</u> which <del>is within</del> <u>have</u> the same housing market area <u>strongest economic</u> and <del>has been found to have an unmet need of approximately 5,000 dwellings over its plan period 2014–2031.</del> <u>functional links with Mid Sussex.</u> The employment space needs of neighbouring councils are addressed in the preamble to Policy DP2: Economic Development.</p> <p><b>Paragraph 3.42</b>  As noted above, the Plan's housing provision includes a contribution <del>of 105 dwellings per year</del> <u>of approximately 1,500 dwellings</u> 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.</p>
<p><b>Supporting Text:</b></p>	<p>The Objectively Assessed Need (OAN) for housing has been established as 14,892 (an average of 876 dwellings per annum). This OAN reflects household projections for the district and an uplift of 20% to improve affordability (the evidence that underpins this figure is explained in Chapter 3 under 'Meeting Housing Needs').</p> <p>The District Plan sets a minimum housing provision figure of 16,390 homes in the 17-year period 2014 – 2031 to meet the OAN as well as contributing towards the unmet need of neighbouring authorities, primarily the unmet need arising in the Northern West Sussex Housing Market Area from Crawley. For the purposes of calculating the 5 year supply a 'stepped trajectory' will be applied</p>

through the calculation of a 5-year rolling average. The annual provision in this stepped trajectory is 876 dwellings per annum (dpa) for years 2014/15 until 2023/24 and thereafter, from 1st April 2024 1,090 dpa until 2030/31.

In conformity with the National Planning Policy Framework (Paragraph 47) the plan makes provision for a five year supply of housing with an additional 20% buffer to safeguard against under-delivery. The Council will work to maintain a rolling five year supply against the need suggested by the stepped trajectory. The status of the 5 year supply and the housing trajectory is initially set out in the evidence base for the plan and will subsequently be published in the Annual Monitoring Report (AMR).

The start date of the Plan is 1st April 2014. A total of 2,410 new homes (dwellings) were built between 1st April 2014 and 31st March 2017. As at 1st April 2017, there were 7,091 commitments within the planning process. Some 3,500 new homes will be delivered as part of the strategic development to the north and northwest of Burgess Hill. This leaves sites for a minimum of 3,389 dwellings to be delivered through further site allocations or windfalls.

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 allocated in this plan and was granted outline planning permission in 2016 at Pease Pottage as a contribution towards meeting the needs of the Northern West Sussex Housing Market Area. A smaller-scale development is allocated at north of Clayton Mills, Hassocks. The remainder of development will be delivered [as sustainable developments, including possible new strategic developments and development in other towns and villages in accordance with the Settlement Hierarchy](#). [These Development](#) will also aim to support economic, infrastructure and social needs whilst maintaining the settlement pattern and protecting the quality of the rural and landscape character of the District.

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 Development Plan Document (DPD). This will allocate non-strategic and strategic sites of any size over 5 dwellings (with no upper limit), in order to meet the remaining housing requirement over the rest of the Plan period as reflected in the 'stepped trajectory' of 876dpa until 2023/24 and 1,090dpa thereafter, and with the aim of maintaining a 5 year land supply to meet this requirement. Town and parish councils may also bring forward revisions to their Neighbourhood Plans.

In preparing the DPD, the Council will liaise with town and parish councils and undertake further consultation. [The Council will continue to work closely with its neighbouring authorities, particularly those which form the Northern West Sussex \(NWS\) Housing Market Area \(HMA\), in exploring opportunities and resolving infrastructure and environmental constraints in order to meet housing need in sustainable locations](#). The Council will also explore the potential to realise brownfield land housing capacity through the preparation of a Brownfield Sites register. The Council also intends to undertake a review of the Plan after the adoption of the Site

	<p>Allocations DPD which will reconsider need and allocate further dwellings if required. This will be submitted to the Secretary of State in 2023.</p> <p>The Habitats Regulations require that the competent authority (Mid Sussex District Council) assess the effects of land use plans on European sites to determine whether there will be likely significant effects (LSEs) on European sites as a result of the plan's implementation (either on its own or 'in combination' with other plans or projects). The European site of interest is Ashdown Forest, which is located in neighbouring Wealden district.</p> <p>This plan has assessed the effects of its allocations together with Neighbourhood Plan allocations and an allowance for windfall sites to the period 2023/24, based on 876dpa. At the time of adoption there is insufficient available information about the nature and location of development being proposed to meet the step in trajectory to 1,090dpa.</p> <p>The Site Allocations DPD will aim to identify the nature, scale and location of development to meet the full plan requirement (inclusive of the uplift to 1,090dpa from 2024/25 onwards). As part of the preparation of the Site Allocations DPD, the Council will need to undertake further Habitats Regulations Assessment of identified housing sites for the rest of the plan period.</p> <p>While the Council reasonably anticipates that the uplift in housing growth to 1,090dpa will be possible without causing further harm to the integrity of the Ashdown Forest SAC, the level of future growth will depend on the identification of further allocations that do not cause further harm to the integrity of the SAC.</p> <p>The subsequent review of the plan, to be submitted in 2023, will also be subject to HRA.</p>				
<p><b>Policy Text:</b></p>	<p><b>The District's OAN is 14,892 dwellings over the Plan period. Provision is also made of 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Housing Market Area. There is a minimum District housing requirement of 16,390 dwellings between 2014 – 2031.</b></p> <p><b>The Plan will deliver an average of 876 dwellings per annum (dpa) until 2023/24. Thereafter an average of 1,090 dpa will be delivered between 2024/25 and 2030/31, subject to there being no further harm to the integrity of European Habitat Sites in Ashdown Forest.</b></p> <p><b>The Council commits to commencing preparation of a Site Allocations DPD in 2017 to be adopted in 2020. The DPD will identify further sites which have capacity of 5 or more residential units. The Council will review the District Plan, starting in 2021, with submission to the Secretary of State in 2023.</b></p> <table border="1" data-bbox="376 1278 1263 1378"> <tr> <td data-bbox="376 1278 1133 1329">District Plan minimum Requirement</td> <td data-bbox="1133 1278 1263 1329"><a href="#">16,390</a></td> </tr> <tr> <td data-bbox="376 1329 1133 1378">Completions 2014/15</td> <td data-bbox="1133 1329 1263 1378"><a href="#">630</a></td> </tr> </table>	District Plan minimum Requirement	<a href="#">16,390</a>	Completions 2014/15	<a href="#">630</a>
District Plan minimum Requirement	<a href="#">16,390</a>				
Completions 2014/15	<a href="#">630</a>				

Completions 2015/16	<u>868</u>
Completions 2016/17	<u>912</u>
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)	<u>7,091</u>
<b>Strategic development north and north-west of Burgess Hill</b>	<u><b>3,500</b></u>
<b>Land north of Clayton Mills, Hassocks</b>	<u><b>500</b></u>
<b>Windfall Allowance</b>	<u><b>450</b></u>
<b>Elsewhere in the District, as allocated through future Neighbourhood Plans and the Site Allocations document</b>	<u><b>2,439</b></u>

#### 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	<u>10,653</u>	<u>1,272</u>
2	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield	<u>3,005</u>	<u>838</u>
3	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly	<u>2,200</u>	<u>311</u>
4	Ansty, Staplefield, Slaugham, Twineham and Warninglid	<u>82</u>	<u>19</u>

	5	Hamlets such as Birch Grove, Brook Street, Hickstead, Highbrook and Walstead	<a href="#">N/A</a>	<a href="#">N/A<sup>2</sup></a>
	Windfall:		<a href="#">450</a>	
	Total		<a href="#">16,390</a>	<a href="#">2,439</a>

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

<b>DP5a: Planning to meet Future Housing Need</b>	
<b>Mod Ref. #:</b>	<b>MM05</b>
<b>Reason for Modification:</b>	New policy in accordance with MSDC20.
<b>Plan Text:</b>	<p><b>Paragraph 3.41</b></p> <p>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. <a href="#">An example of such work is the refreshing of the Local Strategic Statement for Coastal West Sussex and Greater Brighton, which now includes Mid Sussex, agreed in January 2016.</a></p>
<b>Supporting Text:</b>	<p><a href="#">The Council commits to working with the neighbouring authorities in the HMA to resolve unmet needs over the full plan period.</a></p> <p><a href="#">The provision of housing identified within Policy DP5: Housing seeks to meet the Objectively Assessed Need identified for the Northern West Sussex Housing Market Area in the current generation of sound and consequently adopted Local Plans. These are:</a></p> <ul style="list-style-type: none"> <li><a href="#">Crawley Local Plan (2015-2030)</a></li> <li><a href="#">Horsham District Planning Framework (2011-2031)</a></li> </ul> <p><a href="#">It is recognised, however, that Crawley's Local Plan finishes a year before the Mid Sussex and Horsham plans. There will therefore be housing need generated in Crawley for 2031 which is within the District Plan period, but is not being planned for at present as it has yet to be established or tested. The review of the District Plan (commencing in 2021) will seek to address this need, and any further unmet need arising within the Housing Market Area.</a></p> <p><a href="#">The District Plan housing requirement established by Policy DP5 may result in a residual unmet need of 35dpa arising within the Northern West Sussex (NWS) HMA, based on the combined provision planned within the NWS authorities' adopted Local Plans against the combined objectively assessed housing needs. The amount of this outstanding unmet need will be monitored throughout the plan period and, if necessary, accounted for in future reviews of the District Plan to ensure the HMA can meet its housing need</a></p>

<sup>2</sup> [Assumed windfall growth only](#)

	<p><u>as far as is consistent with the policies set out in the National Planning Policy Framework.</u></p> <p><u>The Council recognises that there is also a shortfall of housing in the neighbouring coastal West Sussex area, caused in particular by the inability of Brighton &amp; Hove, and some of the other coastal authorities, to meet their own needs. The level of unmet need is high and the Council is taking 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.</u></p> <p><u>The Council is a participant in the Coastal West Sussex and Greater Brighton Strategic Planning Board which is addressing the issue of unmet housing needs in the coastal area through the Local Strategic Statement 3 (LSS3). The Council will participate in that process.</u></p> <p><u>The LSS3 work is progressing and the Council has committed to support this work including financial support to commission the necessary associated evidence base material. The exact timing of the LSS process is difficult to predict but the Council is committed to a proactive role within it.</u></p>
<b>Policy Text:</b>	<p><b><u>DP5a: Planning to Meet Future Housing Need</u></b></p> <p><u><i>Strategic Objectives: All.</i></u></p> <p><u><i>Evidence Base: 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.</i></u></p> <p><b><u>The Council will continue to work under the ‘Duty-to-Cooperate’ with all other neighbouring local authorities on an ongoing basis to address the objectively assessed need for housing across the Housing Market Areas (HMAs), prioritising the Northern West Sussex HMA as this is established as the primary HMA.</u></b></p> <p><b><u>The Council will work jointly and proactively with the Gatwick Diamond and the West Sussex and Greater Brighton Strategic Planning Board to address unmet housing need in the sub region.</u></b></p> <p><b><u>The Council’s approach will ensure that sites are considered and planned for in a timely manner and will be tested through a robust plan-making process, as part of a review of the Plan starting in 2021, with submission to the Secretary of State in 2023.</u></b></p>

**DP6: Settlement Hierarchy**

**Mod Ref.#: MM06**

<b>Reason for Modification:</b>	Amended in accordance with MSDC8c. Neighbourhood Plan Strategy and housing distribution to Parishes moved from DP5: Housing to improve readability.																
<b>Plan Text:</b>	<p>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. <a href="#">A smaller-scale development is proposed at north of Clayton Mills, Hassocks.</a> 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.</p> <p>[...]</p>																
<b>Supporting Text:</b>	<p><b><a href="#">Neighbourhood Plan Strategy</a></b></p> <p><a href="#">The preparation of Neighbourhood Plans is a 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 first 5 years.</a></p> <p><a href="#">The following table gives clarity between the District housing requirement and the role of individual Neighbourhood Plans in meeting this. It shows the minimum residual amount of development for each settlement over the rest of the plan period, as at April 2017.</a></p> <p><a href="#">During the life of the plan it is likely that the settlement requirements will need to change in response to:</a></p> <ul style="list-style-type: none"> <li><a href="#">• The allocation of additional sites by the District Council</a></li> <li><a href="#">• Under or over-delivery by settlements – albeit the figures are assumed to be minima</a></li> <li><a href="#">• The identification of future constraints</a></li> </ul> <p><a href="#">Therefore this position will be updated annually within the Authority Monitoring Report (AMR).</a></p> <table border="1" data-bbox="371 1193 1630 1350"> <thead> <tr> <th data-bbox="371 1193 443 1350"></th> <th data-bbox="443 1193 667 1350"></th> <th data-bbox="667 1193 943 1350"><b><a href="#">Minimum Requirement over Plan Period</a></b> <b><a href="#">(Based on stepped trajectory)</a></b></th> <th data-bbox="943 1193 1160 1350"><b><a href="#">Minimum Requirement to 2023/24</a></b> <b><a href="#">(Based on 876dpa)</a></b></th> <th data-bbox="1160 1193 1384 1350"><b><a href="#">Commitments<sup>3</sup> / Completions</a></b> <b><a href="#">(as at April 1<sup>st</sup> 2017)</a></b></th> <th data-bbox="1384 1193 1630 1350"><b><a href="#">Minimum Residual from 2017 onwards</a></b> <b><a href="#">(accounting for commitments and</a></b></th> </tr> </thead> <tbody> <tr> <td data-bbox="371 1318 443 1350"><b><a href="#">Cat.</a></b></td> <td data-bbox="443 1318 667 1350"><b><a href="#">Settlement</a></b></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>							<b><a href="#">Minimum Requirement over Plan Period</a></b> <b><a href="#">(Based on stepped trajectory)</a></b>	<b><a href="#">Minimum Requirement to 2023/24</a></b> <b><a href="#">(Based on 876dpa)</a></b>	<b><a href="#">Commitments<sup>3</sup> / Completions</a></b> <b><a href="#">(as at April 1<sup>st</sup> 2017)</a></b>	<b><a href="#">Minimum Residual from 2017 onwards</a></b> <b><a href="#">(accounting for commitments and</a></b>	<b><a href="#">Cat.</a></b>	<b><a href="#">Settlement</a></b>				
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<sup>3</sup> [Commitments here defined as Allocations within the District Plan, Neighbourhood Plans, Small Scale Housing Allocations DPD \(2008\) and planning permissions.](#)



					completions)
<b>1</b>	<u>Burgess Hill</u>	<u>5,697</u>	<u>3,351</u>	<u>5,697</u>	<u>N/A</u>
	<u>East Grinstead</u>	<u>2,445</u>	<u>1,020</u>	<u>1,300</u>	<u>1,145</u>
	<u>Haywards Heath</u>	<u>2,511</u>	<u>1,403</u>	<u>2,385</u>	<u>127</u>
<b>2</b>	<u>Cuckfield</u>	<u>320</u>	<u>125</u>	<u>120</u>	<u>200</u>
	<u>Hassocks</u>	<u>882</u>	<u>519</u>	<u>882</u>	<u>N/A</u>
	<u>Hurstpierpoint</u>	<u>359</u>	<u>211</u>	<u>359</u>	<u>N/A</u>
	<u>Lindfield<sup>4</sup></u>	<u>571</u>	<u>190</u>	<u>31</u>	<u>540</u>
	<u>Copthorne<sup>5</sup></u>	<u>437</u>	<u>228</u>	<u>388</u>	<u>49</u>
	<u>Crawley Down<sup>4</sup></u>	<u>437</u>	<u>228</u>	<u>388</u>	<u>49</u>
<b>3</b>	<u>Albourne</u>	<u>57</u>	<u>21</u>	<u>16</u>	<u>41</u>
	<u>Ardingly</u>	<u>73</u>	<u>31</u>	<u>44</u>	<u>29</u>
	<u>Ashurst Wood</u>	<u>102</u>	<u>60</u>	<u>102</u>	<u>N/A</u>
	<u>Balcombe</u>	<u>79</u>	<u>34</u>	<u>49</u>	<u>30</u>
	<u>Bolney</u>	<u>113</u>	<u>48</u>	<u>64</u>	<u>49</u>
	<u>Handcross<sup>4</sup></u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>N/A</u>
	<u>Horsted Keynes</u>	<u>69</u>	<u>25</u>	<u>16</u>	<u>53</u>
	<u>Pease Pottage<sup>6</sup></u>	<u>929</u>	<u>546</u>	<u>929</u>	<u>N/A</u>
	<u>Sayers Common</u>	<u>63</u>	<u>27</u>	<u>40</u>	<u>23</u>
	<u>Scaynes Hill<sup>3</sup></u>	<u>462</u>	<u>272</u>	<u>462</u>	<u>N/A</u>
	<u>Turners Hill</u>	<u>167</u>	<u>71</u>	<u>96</u>	<u>71</u>
	<u>West Hoathly</u>	<u>43</u>	<u>21</u>	<u>36</u>	<u>8</u>
	<u>Sharpthorne</u>	<u>43</u>	<u>21</u>	<u>36</u>	<u>8</u>
<b>4</b>	<u>Ansty</u>	<u>54</u>	<u>32</u>	<u>54</u>	<u>N/A</u>
	<u>Staplefield</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>N/A</u>
	<u>Slaugham<sup>4</sup></u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>N/A</u>

<sup>4</sup> Note that Lindfield and Scaynes Hill (Lindfield Rural) are currently within the same Neighbourhood Plan area (the Lindfield and Lindfield Rural Neighbourhood Plan). A number of commitments/completions shown above at 'Scaynes Hill' are adjacent to the built-up-area of Lindfield.

<sup>5</sup> Note that Copthorne and Crawley Down form Worth parish, therefore these figures should be read in conjunction with one another.

<sup>6</sup> 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 although may wish to do so to boost supply.

	<u>Twineham</u>	<u>25</u>	<u>9</u>	<u>6</u>	<u>19</u>
	<u>Warninglid<sup>4</sup></u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>N/A</u>
		<u>15,940</u>	<u>8,496</u>	<u>13,501</u>	<u>2,439</u>

Based on the overall housing requirement, the minimum housing requirement for each settlement for the first 8 years of the Plan (until 2021/22) can be calculated; this is the 5-year supply period at the time of adoption. On this basis, the majority of settlements have sufficient commitments to meet their need until at least 2021/22. Therefore, the District Plan requirement at 876dpa to 2023/24 does not suggest that Neighbourhood Plans will necessarily need to be reviewed within the next 5 years (as at April 2017) to meet housing supply, although Town and Parish Councils may choose to do so in order to boost supply, or to meet need for the full plan period to 2031.

Some settlements (Burgess Hill, Hassocks, Hurstpierpoint, Ashurst Wood, Handcross, Pease Pottage, Scaynes Hill, Ansty, Staplefield, Slaugham and Warninglid) have already identified sufficient commitments/completions to meet their minimum housing requirement for the full plan period and will not be expected to identify further sites within their Neighbourhood Plans. However, this does not preclude Town and Parish Councils from identifying further sites within their Neighbourhood Plans should they wish to do so, in order to boost supply. Similarly, further sites may be allocated in the future to ensure that the minimum residual for each settlement category (set out in DP5: Housing) is met, based on monitoring.

The Council will provide updated guidance on the future need and requirements during the life of the plan, as part of the Monitoring Report. The amount of development planned for in each settlement will need to have regard to the settlement hierarchy, and also take account of existing delivery, local development needs including any significant local infrastructure, and other constraints to development.

**Policy Text:** [...]

**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 contiguous with an existing built up area of the 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.**

	[...]
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**DP7: General Principles for Strategic Development at Burgess Hill**

<b>Mod Ref.#: MM07</b>	
<b>Reason for Modification:</b>	Amended in accordance with MSDC8.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	No changes to supporting text.
<b>Policy Text:</b>	<p>[...]</p> <ul style="list-style-type: none"> <li>• <del>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;</del></li> </ul> <p>[...]</p> <ul style="list-style-type: none"> <li>• Improve public transport, walking and cycling infrastructure and access to Burgess Hill and Wivelsfield railway stations <u>and Burgess Hill Town Centre</u>, including the provision of, or contributions to enhancing transport interchanges;</li> </ul> <p>[...]</p> <ul style="list-style-type: none"> <li>• Provide a range of housing including <del>a minimum 30%</del> affordable housing, in accordance with policy DP29:Affordable Housing and housing for older people;</li> </ul> <p>[...]</p> <ul style="list-style-type: none"> <li>• <del>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;</del></li> </ul> <p>[...]</p>

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

<b>Mod Ref.#: MM08</b>	
<b>Reason for</b>	Amended in accordance with MSDC8.

<b>Modification:</b>	
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	No changes to supporting text.
<b>Policy Text:</b>	<p><b>Strategic development, as shown on the inset map, is allocated to the east of Burgess Hill at Kings Way for:</b></p> <ul style="list-style-type: none"> <li>• Up to 480 new homes;</li> <li>• High quality and accessible informal public open space;</li> <li>• A local hub serving the site and the wider community;</li> </ul> <p><del>In addition to conforming to the general principles in DP7,</del><u>The</u> strategic development in this location will:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• Address the limitations of east-west traffic movements across Burgess Hill;</li> <li>• 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);</li> <li>• Consider the close proximity of the South Downs National Park <del>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;</del></li> <li>• Consider <u>the opportunities with the Keymer Tile Works site and</u> other developments in the vicinity to ensure complementary provision of infrastructure and facilities <u>for the east side of Burgess Hill;</u></li> <li>• Provide additional informal open space on site; and</li> <li>• Avoid unnecessary damage to the characteristic field pattern and historic hedgerow and tree lines.</li> </ul>

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

<b>Mod Ref.#:</b>	<b>MM09</b>
<b>Reason for Modification:</b>	<p><u>Further Amendments (August 2016):</u> Revised wording to supporting text and policy to bring up to date to current position; reflect changes made to other policies within the District Plan; and recognise commuted sums as an alternative delivery mechanism of Gypsy and Traveller provision.</p> <p>To account for and accord with the revised definition of Gypsies, Travellers and Travelling Showpeople for the purposes of planning,</p>

	provided by the PPTS (2015)
	<u>Examination Amendments:</u> Amended in accordance with MSDC8b.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p>[...]</p> <p>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 <a href="#">an allocation wide</a> masterplan, infrastructure delivery strategy, including a fair and reasonable mechanism for apportioning the in-kind provision of infrastructure and/or costs, and <a href="#">an allocation wide</a> phasing strategy. This is necessary to secure a comprehensive approach to masterplanning and infrastructure delivery for the allocation area as a whole and <a href="#">to</a> ensure that proposals for part of the <a href="#">allocation</a> area help deliver a high quality cohesive place that meets overall policy objectives and do not prejudice future phases of development or infrastructure provision. <a href="#">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.</a></p> <p>In <a href="#">May 2014-November 2015</a>, the Council <a href="#">resolved to granted</a> outline planning permission for the development of up to 50,000 sqm employment floorspace to the north-west of Burgess Hill that will form part of a proposed business park.</p>
<b>Policy Text:</b>	<p>[...]</p> <p><b>Strategic mixed-use development (<a href="#">which will need to conform to the general principles in Policy DP7: General Principles for Strategic Development at Burgess Hill</a>), as shown on the inset map, is allocated to the north and north-west of Burgess Hill for <a href="#">the phased development of:</a></b></p> <ul style="list-style-type: none"> <li>• <b>Approximately 3,500 additional homes and <a href="#">associated</a> new neighbourhood centres, including retail, education, health, employment, leisure, <a href="#">recreation</a> 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 <a href="#">all-most</a> new homes;</b></li> <li>• <b><a href="#">30-25</a> hectares of land for use as a high quality business park south of the A2300 and served by public transport;</b></li> <li>• <b>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;</b></li> <li>• <b>A Centre for Community Sport in the vicinity of the Triangle Leisure Centre and St Paul's Catholic College;</b></li> <li>• <b><a href="#">A provision of permanent pitches total of 24 pitches for settled Gypsies and Travellers to contribute, towards the additional <a href="#">total identified</a> need within the District <del>for pitches commensurate with the overall scale of residential development proposed by the strategic development; or the provision of an equivalent financial contribution</del></a></b></li> </ul>

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 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 ~~the an approved~~ allocation-wide masterplan, Infrastructure Delivery Strategy, Phasing Strategy and Financial Appraisal which will have been submitted to and approved by the local planning authority. ~~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.~~ Each planning application to be determined should accord with such approved documents unless otherwise agreed by the local planning authority.;

[...]

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.

[...]

An application-specific Financial Appraisal in a format to be agreed in advance with the local planning authority and in

	<p>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, <del>any starter homes and</del> land reserved for custom or self-build homes) should be submitted to and approved by the local planning authority.</p> <p>[...]</p>
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<b>DP9a: Strategic Allocation to the east of Pease Pottage</b>	
<b>Mod Ref.#:</b>	<b>MM10</b>
<b>Reason for Modification:</b>	Amended in accordance with MSDC8.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p>This greenfield site lies to the south of Crawley adjacent to the M23 motorway and the Pease Pottage Service Station. <del>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.</del></p> <p>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.</p> <p><u>Whilst committing to assist with meeting neighbouring authorities the Council also needs to ensure that it can demonstrate a 5 year housing land supply. The Pease Pottage site can deliver homes within the first five years in the Plan and therefore will make an important contribution to the housing supply in the early part of the Plan</u></p> <p><del>A planning application has been submitted</del> <u>Outline planning permission has been granted</u> for the development of the site (<del>decision pending</del>). 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.</p> <p><del>In locational terms,</del> <u>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</u></p>

	<p>sustainability of this location.</p> <p><del>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.</del></p>
<p><b>Policy Text:</b></p>	<p><b>DP9A: Strategic allocation to the east of Pease Pottage</b></p> <p>Strategic development, as shown on the inset map [see map at Appendix B], is allocated to the east of Pease Pottage for:</p> <ul style="list-style-type: none"> <li>• <b>Approximately 600 new homes;</b></li> <li>• <del><b><u>Provision of permanent pitches for settled Gypsies and Travellers to contribute, towards the additional total identified need within the District commensurate 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);</u></b></del></li> <li>• <b>A new primary school (including co-location of nursery provision and community use facilities as appropriate); and</b></li> <li>• <b>A hospice including a community café.</b></li> </ul> <p>In addition to conforming to other relevant policies in the District Plan, strategic mixed-use development in this location will:</p> <ul style="list-style-type: none"> <li>• <b>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;</b></li> <li>• <b>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. <u>There should be a strong defensible boundary to Parish Lane, that clearly separates the site from land on the southern side of Parish Lane;</u></b></li> </ul>



- 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. The and-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 and is served by CWWTW. The development must not be occupied until any necessary improvements at CWWTW and connecting pipework and pumping

	<p><u>stations to increase the capacity and environmental quality are implemented.</u></p> <p><del>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.</del></p>
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<b>DP9b: Strategic Allocation to the north of Clayton Mills, Hassocks</b>	
<b>Mod Ref.#:</b>	<b>MM11</b>
<b>Reason for Modification :</b>	<u>Allocation of a further strategic site in order to make the five-year supply more secure, following the conclusion reached at examination hearing (26<sup>th</sup> July), in accordance with MSDC22</u>
<b>Plan Text:</b>	<p><b>Paragraph 3.28</b></p> <p><u>The allocation of a strategic site is proposed to the north of Clayton Mills, Hassocks for 500 dwellings and a primary school.</u></p>
<b>Supporting Text:</b>	<p><u>This greenfield site lies to the north of the existing development at Clayton Mills, Hassocks.</u></p> <p><u>The Sustainability Appraisal for the District Plan assesses this site alongside other proposed alternatives for strategic development in Mid Sussex. The appraisal notes that the site is sustainably located with respect to existing health, retail and community facilities within Hassocks village. There are known deficiencies in primary school education in Hassocks, with the existing primary school operating at capacity. The development of this site would make provision of land for a new primary school, which would alleviate existing deficiencies as well as providing extra capacity.</u></p> <p><u>Hassocks railway station (operating a regular service on the Brighton mainline) lies within walking distance to the south of the site.</u></p> <p><u>There is an Air Quality Management Area (AQMA) within Hassocks, at Stonepound Crossroads. The impact of the development has been tested through the Mid Sussex Transport Study, which shows that there are no significant impacts from the development on the AQMA - however the planning application for the site must be accompanied by independent technical evidence which demonstrates that it will not cause unacceptable levels of air pollution.</u></p> <p><u>There are no significant environmental designations on-site or in proximity that would be negatively affected by development.</u></p> <p><u>The eastern area of the site lies close to listed buildings - Ockley Manor (Grade II*) and Ockley Manor Barn (Grade II). The development will need to respect their setting and incorporate a suitable buffer.</u></p>

	<p><u>Overall the Sustainability Appraisal concludes that this site is sustainable and suitable for strategic development.</u></p> <p><u>The Council will work with the promoter/developer of the site, and the Parish Council, over the preparation of an allocation-wide masterplan to guide the future development of the site.</u></p> <p><u>Residents have expressed significant concerns over the safety of the unmanned pedestrian crossing over the London – Brighton railway line. As part of the preparation of the masterplan, alternative options (for example improving or replacing this crossing; introducing safety measures at this crossing; closing this crossing; and/or improving nearby crossing facilities) will be explored with Network Rail and other statutory consultees.</u></p> <p><u>This site can deliver homes within the first five years of the Plan period and therefore will make an important contribution to the housing supply in the early part of the Plan period.</u></p>
<p><b>Policy Text:</b></p>	<p><b><u>DP9B: Strategic allocation to the north of Clayton Mills, Hassocks</u></b></p> <p><u>Strategic Objectives: All.</u></p> <p><u>Evidence Base: 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</u></p> <p><b><u>Strategic development, as shown on the inset map, is allocated to the north of Clayton Mills, Hassocks for:</u></b></p> <ul style="list-style-type: none"> <li>• <u>Approximately 500 new homes;</u></li> <li>• <u>A new primary school;</u></li> <li>• <u>Provision of permanent pitches for settled Gypsies and Travellers to contribute, towards the additional total identified need within the District commensurate 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) commensurate with the overall scale of residential development proposed by the strategic development. The financial contribution towards off-site provision will only be acceptable 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;</u></li> </ul> <p><b><u>In addition to conforming to other relevant policies in the District Plan, strategic mixed-use development in this location</u></b></p>

will:

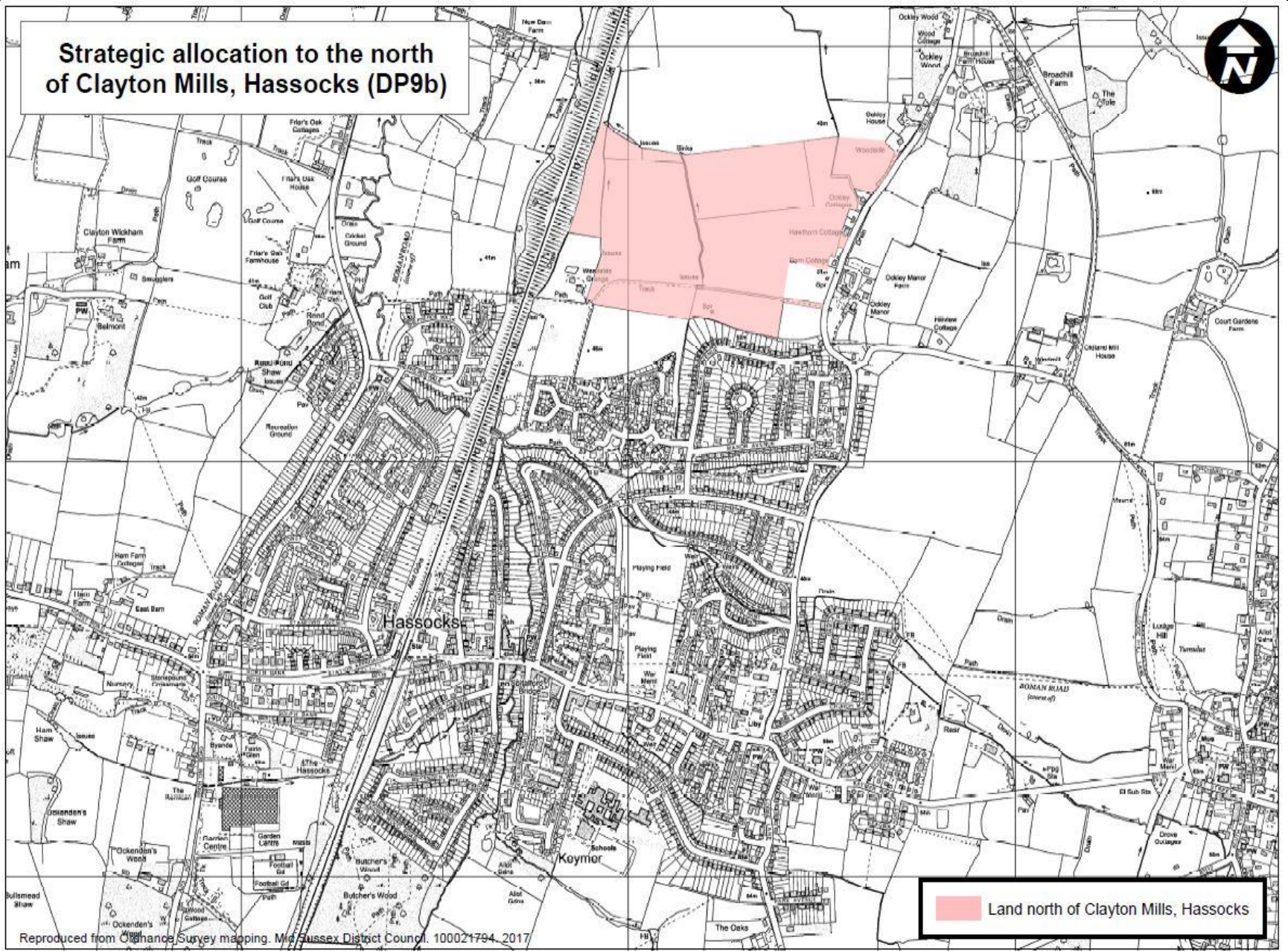
- Provide a suitable and safe access to the site from Ockley Lane and appropriate mitigation to support the development with regards to the Local and Strategic Road Network;
- Provide appropriate mitigation to reduce the visual impact of the development on the landscape and to ensure, in particular, that development respects the South Downs National Park and its setting;
- Incorporate a greenspace buffer on the northern boundary. This will form a strong defensible boundary to prevent coalescence with Burgess Hill and retain the separate identity and amenity of the two settlements. Land within this buffer will be transferred, with the Parish's agreement, to the Parish Council;
- Incorporate a suitable buffer to protect the setting of Ockley Manor (Grade II\*) and Ockley Manor Barn (Grade II), which lie to the east of the site;
- Incorporate a greenspace buffer on the southern boundary to protect the amenity of existing residential properties on Mackie Avenue which back on to the site;
- Identify and respond to environmental and ecological constraints and deliver opportunities to enhance green infrastructure and local biodiversity;
- Identify and respond to issues relating to air quality in relation to the site's proximity to the Stonepound Crossroads Air Quality Management Area (AQMA). The scheme must demonstrate that it will not cause unacceptable levels of air pollution and is consistent with the Stonepound Crossroads Air Quality Action Plan;
- Make provision for charging electric vehicles by installing a dedicated electrical socket suitable for charging electric vehicles at each residential unit (either internally such as within a garage, or externally at an allocated parking space) and making parking areas 'charger ready' by making it possible to install a dedicated electric vehicle charging device (such as fast chargers) at a later date;
- Make a financial contribution to secure improved public transport provision to Hassocks and Burgess Hill;
- Provide safe pedestrian/cycling routes within the development and to connect with existing residential areas, the services within Hassocks village centre, Hassocks railway station, and enhance the existing cycle route to Burgess

Hill:

- Assess the implications of the development on pedestrian and cycle railway crossings and ensure that there is an agreed approach towards ensuring the provision of safe crossings;
- Make provision for new formal play facilities and informal open space on the site;
- Provide financial contributions to improve the existing open space, including improvements to the footpath, to the south of the site;
- Provide a range of housing including affordable housing, in accordance with Policy DP29: Affordable Housing and housing for older people;
- Wherever viable, incorporate on-site 'community energy systems', such as Combined Heat and Power, ground-source heat pumps 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; and
- Provide surface water drainage, based on sustainable drainage principles in accordance with DP41: Flood Risk and Drainage.



Map:



<b>DP13: New Homes in the Countryside</b>	
<b>Mod Ref.#:</b>	<b>MM12</b>
<b>Reason for Modification:</b>	To anticipate expected changes to the National Planning Policy Framework on planning for small sites.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	No changes to supporting text.
<b>Policy Text:</b>	<p>[...]</p> <p><b>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:</b></p> <ul style="list-style-type: none"> <li>• <b>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</b></li> <li>• <b>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</b></li> <li>• <b>Affordable housing in accordance with Policy DP30 Rural Exception Sites', <a href="#">or</a></b></li> <li>• <b><a href="#">The proposed development meets the requirements of Policy DP6 Settlement Hierarchy.</a></b></li> </ul> <p>[...]</p>

<b>DP18: Securing Infrastructure</b>	
<b>Mod Ref.#:</b>	<b>MM13</b>
<b>Reason for Modification:</b>	Amended in accordance with MSDC8a.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	No changes to supporting text.
<b>Policy Text:</b>	<del>Development will be permitted where any necessary social, physical and green infrastructure needed to support the proposed development and contribute to sustainable communities exists, or can be provided in a timely manner, including</del>

~~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. In the case of residential development, tariff-style financial contributions (other than those required under Policy DP15: Ashdown Forest Special Protection Area and Special Area of Conservation) will be secured from developments providing a net increase of 11 dwellings and above or which have a maximum combined gross floorspace of more than 1,000m<sup>2</sup>; the High Weald Area of Outstanding Natural Beauty, tariff-style contributions will be sought from residential developments providing a net increase of 6 dwellings and above.~~

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

<b>Mod Ref.#:</b>	<b>MM14</b>
<b>Reason for Modification:</b>	Amended in accordance with MSDC8b.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	No changes to supporting text.
<b>Policy Text:</b>	<p>Development will be required to support the objectives of the West Sussex Transport Plan 2011-2026, which are:</p> <ul style="list-style-type: none"><li>• A high quality transport network that promotes a competitive and prosperous economy;</li><li>• A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;</li><li>• Access to services, employment and housing; and</li><li>• A transport network that feels, and is, safer and healthier to use.</li></ul> <p>To meet these objectives, <u>decisions on development proposals will take account of whether: development will only be permitted where:</u></p> <ul style="list-style-type: none"><li>• <u>It-The scheme</u> is sustainably located to minimise the need for travel <u>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);</u></li><li>• <u>Appropriate opportunities to It-facilitates</u> 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, <u>and-includinges</u> suitable facilities for secure and safe cycle parking, <u>have been fully explored and taken up;</u></li><li>• <u>It-The scheme</u> is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;</li><li>• <u>It-The scheme</u> provides adequate car parking for the proposed development <u>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;</u></li><li>• <u>It-is-Development which generates significant amounts of movement is</u> supported by a Transport Assessment/</li></ul>

	<p>Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded; <del>and</del></p> <ul style="list-style-type: none"> <li>• <del>The scheme</del> 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; <del>and</del></li> <li>• <del>The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;</del></li> <li>• <del>The scheme protects the safety of road users and pedestrians; and</del></li> <li>• <del>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.</del></li> </ul> <p><del>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.</del></p> <p>Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.</p> <p>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.</p>
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<b>DP21: Communication Infrastructure</b>	
<b>Mod Ref.#:</b>	<b>MM15</b>
<b>Reason for Modification:</b>	Amended in accordance with MSDC8.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	No changes to supporting text.
<b>Policy Text:</b>	<p>The Council will encourage the incorporation of digital infrastructure including fibre to premises, in major new housing, employment and retail development.<sup>7</sup></p> <p>The expansion of the electronic communication network to the towns and rural areas of the District will be supported.</p>

<sup>7</sup> Guidance to developers on how this can be achieved and the grants available can be accessed at <http://www.hampshiresuperfastbroadband.com/residents/new-sites/>.

[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

#### DP24: Character and Design

<b>Mod Ref.#: MM16</b>	
<b>Reason for Modification:</b>	Amended in accordance with MSDC8.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	No changes to supporting text.
<b>Policy Text:</b>	<p><b>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:</b></p> <ul style="list-style-type: none"><li>• is of high quality design and layout and includes appropriate landscaping and greenspace;</li><li>• contributes positively to, and clearly defines, public and private realms and should normally be designed with <a href="#">active</a> building frontages facing streets and public open spaces <a href="#">to animate and provide natural surveillance</a>;</li><li>• creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;</li><li>• protects open spaces, trees and gardens that contribute to the character of the area;</li><li>• protects valued townscapes and the separate identity and character of towns and villages;</li><li>• 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</li></ul>

	<p>pollution (see Policy DP27);</p> <ul style="list-style-type: none"> <li>• creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;</li> <li>• incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;</li> <li>• <u>positively addresses sustainability considerations in the layout and the building design;-</u></li> <li>• <u>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;</u></li> <li>• <u>optimises the potential of the site to accommodate development.</u></li> </ul>
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<b>DP24a: Housing Density</b>	
<b>Mod Ref.#:</b>	<b>MM17</b>
<b>Reason for Modification:</b>	Policy deleted to ensure soundness – see ID8, ID9 and MSDC8. DP24: Character and Design amended to incorporate some elements of this policy (see MM16).
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p><del>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.</del></p> <p><del>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.</del></p> <p><del>Successful higher density development will depend upon a 'design-led' approach that respects its local context and minimises impacts on its surroundings.</del></p> <p><del>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.</del></p> <p><del>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).</del></p> <p><del>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.</del></p>

	<p>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.</p>
<p><b>Policy Text:</b></p>	<p><b>DP24A: Housing Density</b></p> <p><del>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.</del></p> <p><del>Evidence Base: 'Urban Design Compendium', English Partnerships/The Housing Corporation, August 2000; Mid Sussex District Council analysis of densities achieved, November 2015</del></p> <p><del>In order to make efficient use of land, residential development must provide for net residential densities of at least:</del></p> <ul style="list-style-type: none"> <li><del>• 50 dwellings per hectare within the built-up area boundaries of Burgess Hill, East Grinstead and Haywards Heath;</del></li> <li><del>• <u>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 stops 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.);</u></del></li> <li><del>• 40 dwellings per hectare on large sites with in excess of 5 hectares of developable land; and</del></li> <li><del>• 30 dwellings per hectare in all other locations.</del></li> </ul> <p><del>Developments that do not make efficient use of land will not be permitted.</del></p> <p><del>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.</del></p> <p><del>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.</del></p>

	<p><del>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.</del></p>
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<b>DP26: Accessibility</b>	
<b>Mod Ref. #:</b>	<b>MM18</b>
<b>Reason for Modification:</b>	Amended in accordance with MSDC8d.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p>[...]</p> <p>The policy makes provision for 20% of all new developments <u>of 5 or more dwellings</u> to be built to optional additional standard M4(2). <del>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.</del></p> <p>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.</p>
<b>Policy Text:</b>	<p>[...]</p> <p><b>All development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily.</b></p> <p><b>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.</b></p>

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;
- 1)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).
- 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**

<b>Mod Ref.#:</b>	MM19
<b>Reason for Modification:</b>	Amended in accordance with MSDC8.
<b>Plan Text:</b>	No changes to plan text.

<b>Supporting Text:</b>	<p>[...]</p> <p>... 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.</p> <p><a href="http://www.midsussex.gov.uk/planningpolicy">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</a></p>
<b>Policy Text:</b>	No changes to policy text.

<b>DP28: Housing Mix</b>	
<b>Mod Ref.#:</b>	<b>MM20</b>
<b>Reason for Modification:</b>	<p>To clarify that much of the future need for housing in Mid Sussex will be for smaller adaptable dwellings; to enable provision of Use Class C2 older person housing; to clarify Use Class C2 older person housing is considered to be social infrastructure falling under the provisions of Policy DP23.</p> <p>To account for and accord with the revised definition of Gypsies, Travellers and Travelling Showpeople for the purposes of planning, provided by the PPTS (2015); and to clarify in general terms, the methodology to be employed in calculating provision if required.</p>
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p>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. <del>However Whilst</del> a high proportion of these are existing older households who already have housing <a href="#">there will be a significant need for smaller dwelling types over the plan period, with the majority of new households forming (70%) being one or two person households with a very high proportion of need arising for elderly persons (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 50% of this requiring larger family sized homes of 3+ bedrooms.</a></p> <p>The Council supports the provision of flexible <a href="#">general market housing and specialist accommodation or care and specialist housing</a> appropriate for older persons through both public and private sector provision. <a href="#">Providing suitable and alternative housing for older people can free up houses that are otherwise under occupied.</a></p> <p><a href="#">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</a></p>



	<p><a href="#">making process.</a></p> <p><a href="#">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 buildings<sup>8</sup>. 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.</a></p> <p><a href="#">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.</a></p> <p>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).</p> <p>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; <a href="#">and. Work on this document</a> 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; <a href="#">Policy DP9A: Strategic Allocation to the east of Pease Pottage</a>; <a href="#">Policy DP9b: Strategic Allocation to the north of Clayton Mills, Hassocks</a>; and within the emerging Traveller Sites Allocations Document.</p>
<p><b>Policy Text:</b></p>	<p><b>[...]</b></p> <ul style="list-style-type: none"> <li><a href="#">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 <u>or such 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</u></a></li> </ul>

<sup>8</sup> See also Mid Sussex Infrastructure Delivery Plan

	<p><u>with the overall scale of residential development proposed by the strategic development or the best available evidence</u>; and serviced plots for self-build homes where a need for such accommodation is identified.</p> <ul style="list-style-type: none"> <li>• <u>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 Development Plan Document, produced by the District Council.</u></li> </ul> <p>Evidence of housing need will be based on the best available evidence (including local evidence provided to support neighbourhood plans).</p>
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<b>DP29: Affordable Housing</b>	
<b>Mod Ref.#:</b>	<b>MM21</b>
<b>Reason for Modification:</b>	Amended in accordance with MSDC8e.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p><b>NOTE: Due to the number of changes to this policy as a result of the examination, the supporting text and policy wording is shown 'clean' (i.e. with no track changes) for ease of reading. All of the text below is subject to Main Modifications consultation.</b></p> <p>The Mid Sussex Housing and Economic Development Needs Assessment (HEDNA), drawing upon 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 indicates that 44.2% of newly forming households in Mid Sussex cannot afford to rent or buy on the open market.</p> <p>In setting affordable housing policies, the evidence of affordable housing need must be combined with other information, including the viability and deliverability of housing development to set a level of affordable housing that is realistic and deliverable. The Mid Sussex Whole Plan and Community Infrastructure Levy Viability Assessment (2016) applies the likely costs of new housing developments, including affordable housing and other policy requirements such as space standards, environmental policies and infrastructure contributions (Section 106 and/or CIL). This provides conclusive evidence that the provision of 30% affordable housing is viable.</p> <p>The requirement for the provision of affordable housing applies to all types of residential development falling within Use Class C3. This includes changes of use, mixed use sites that incorporate an element of residential development, sheltered and extra care housing schemes (falling within Use Class C3), conversions and any other developments where there is an increase in the number</p>

	<p>of residential units on the site.</p> <p>Maintaining the number of affordable homes in the district is equally as important as delivering new affordable housing. Where existing affordable housing, or sites previously used for affordable housing are to be redeveloped, the Council will expect the same number of affordable units to be replaced on the site, with the scheme reflecting current mix and tenure requirements. The Council is aware that in some exceptional circumstances, such provision may not be feasible and variations in overall numbers, tenure, size or location, taking account of site specific circumstances, could be negotiated. Independent viability evidence may be required in such circumstances.</p>
<p><b>Policy Text:</b></p>	<p><b>DP29: Affordable Housing</b></p> <p><i>Strategic Objectives: 13) To provide the amount and type of housing that meets the needs of all sectors of the community.</i></p> <p><i>Evidence Base: Mid Sussex District Council Common Housing Register; Parish Housing Needs Assessments; Northern West Sussex Affordable Housing Needs Update Report (2014); <a href="#">Mid Sussex Housing and Economic Development Needs Assessment</a>; Mid Sussex Whole Plan and Community Infrastructure <a href="#">Livy Levy Viability Assessment (2015/2016)</a>.</i></p> <p><b>The Council will seek:</b></p> <ol style="list-style-type: none"> <li>1. the provision of a minimum of 30% <u>on-site</u> affordable housing for all residential developments providing <del>a net increase of 11 dwellings and above or more</del>, or a maximum combined gross floorspace<sup>9</sup> of more than 1,000m<sup>2</sup>; <del>or</del></li> <li>2. <del>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.</del></li> <li>3. <u>on sites where the most recent use has been affordable housing, as a minimum, the same number of affordable homes should be re-provided, in accordance with current mix and tenure requirements;</u></li> <li>4. <del>a</del> <u>a mix of tenure of affordable housing, will be required</u> (normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix); <del>and</del></li> <li>5. <u>free serviced land for the affordable housing.</u></li> </ol> <p><u>All affordable housing should be integrated with market housing and meet national technical standards for housing including “optional requirements” set out in this District Plan (Policies DP25: Dwelling Space Standards; DP26: Accessibility and DP42: Water Infrastructure and the Water Environment); or any other such standard which supersedes these.</u></p> <p>Proposals that do not meet these requirements will be refused unless significant clear evidence <u>demonstrates to the Council’s satisfaction is provided to show</u> that the site cannot support the required affordable housing from a viability and deliverability perspective. <u>Viability should be set out in an independent viability assessment on terms agreed by the</u></p>

<sup>9</sup> Measured as gross internal floorspace

	<p><u>relevant parties, including the Council, and funded by the developer. This will involve an open book approach. The Council's approach to financial viability, alongside details on tenure mix and the provision of affordable housing will be set out in a Supplementary Planning Document.</u></p> <p><del>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.</del></p> <p><del>Details about the provision of affordable housing will be set out in a Supplementary Planning Document.</del></p> <p><del>Details of the evidence required to justify a revision to the affordable housing requirements will be set out in a Supplementary Planning Document. Details on tenure mix and the provision of affordable housing will be set out in a supplementary planning document.</del> 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.</p>
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<b>DP30: Rural Exception Sites</b>	
<b>Mod Ref.#:</b>	<b>MM22</b>
<b>Reason for Modification:</b>	Amended in accordance with MSDC8.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	No changes to supporting text.
<b>Policy Text:</b>	<p>The development of rural exception sites for affordable housing will be permitted provided:</p> <ul style="list-style-type: none"> <li>i) the development comprises 100% affordable housing;</li> <li>ii) the housing is to meet local needs justified by the best available evidence;</li> <li>iii) the occupancy of the homes is restricted in perpetuity to those with a genuine local need for affordable housing;</li> <li>iv) the scale of the development respects the setting, form and character of the settlement and surrounding landscape; and</li> <li>v) it is adjacent <u>to</u>, or in close proximity to a rural settlement containing local services.</li> </ul> <p><u>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:</u></p>

	<ul style="list-style-type: none"> <li>• <u>The requirements of ii), iv) and v) can be met for the overall scheme and for the affordable housing element i) and iii); and</u></li> <li>• <u>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.</u></li> </ul> <p><u>Details of the evidence required to justify an element of open market housing will be set out in a Supplementary Planning Document.</u></p> <p>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.</p>
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<b>DP31: Gypsies, Travellers and Travelling Showpeople</b>	
<b>Mod Ref.#:</b>	<b>MM23</b>
<b>Reason for Modification:</b>	To account for and accord with the revised definition of Gypsies, Travellers and Travelling Showpeople for the purposes of planning, provided by the PPTS (2015).
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p>[...]</p> <p>The Mid Sussex Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment <u>was first produced in 2013 and updated in 2014 and 2016. The Assessment</u> provides information on the amount of permanent <u>Gypsy and Traveller</u> accommodation required in the district <u>for the period to 2031. The 2016 update takes account of the revised version of Planning Policy for Traveller Sites (PPTS) (2015) that includes a change to the definition of Gypsies, Travellers and Travelling Showpeople for planning purposes [footnote 1]. 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 accommodation.</u></p> <p>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 <u>and Travelling Showpeople</u> accommodation <u>[footnote 4].</u></p>
<b>Policy Text:</b>	<p>[...]</p> <p><u>The Mid Sussex Gypsy and Traveller and Travelling Showpeople Assessment (2013 and 2014 update) identifies the need for permanent pitches and plots for the period up to 2031 as 34 additional permanent Gypsy and Traveller pitches with no identified need for Travelling Showpeople sites. does not identify any need for permanent pitches and plots for Gypsies and Travellers and Travelling Showpeople sites who still travel for the period up to 2031 [footnote 2]</u></p> <p><u>The Assessment identifies the need to accommodate 23 households for settled Gypsies and Travellers for the period up to</u></p>

2031 and does not identify any need to provide sites for Travelling Showpeople who no longer travel [footnote 3].

To ensure that a sufficient provision amount of permanent culturally suitable housing for settled Gypsies, Travellers and Travelling Showpeople Gypsy and Traveller sites is delivered to meet identified needs within an appropriate timescale, the Council makes provision for:

- the allocation of pitches 24 Gypsy and Traveller pitches within the strategic allocation to the north and north-west of Burgess Hill; (Policy DP9 refers) 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 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);
- the allocation of pitches within the strategic allocation to the north of Clayton Mills, Hassocks; 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 DP9b refers); and
- is-seeking the provision of such pitches on strategic sites (Policy DP28 refers).

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

The provision of permanent Gypsy and Traveller sites 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.

[...]

Any new or extensions to existing Gypsy and Traveller or Travelling Showpeople sites [footnote 4] granted permanent planning permission shall also be safeguarded for Gypsies, Travellers or Travelling Showpeople such use.

New Gypsy, Traveller and Travelling Showpeople sites [\[footnote 2\]](#), and extensions to existing sites, 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
- In the case of 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 Showpeople [\[footnote 3\]](#) use will be considered under the relevant District Plan policies.

~~In the case of proposals within the High Weald AONB, DP14 High Weald Area of Outstanding Natural Beauty will apply.~~

Footnotes:

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

2. 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)

3. 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)

4. 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

<b>DP32: Listed Buildings and Other Heritage Assets</b>	
<b>Mod Ref.#:</b>	<b>MM24</b>
<b>Reason for Modification:</b>	To account for the deletion of DP35: Archaeological Sites which was deleted to ensure soundness – see ID8, ID9 and MSDC8
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p>The heritage assets of the District include over 1,000 Listed Buildings, <a href="#">25 Scheduled Ancient Monuments which are identified on the proposals map and over 500 sites of archaeological interest which appear on the West Sussex Historic Environment Record</a>. 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.</p> <p>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.</p>
<b>Policy Text:</b>	<p>[...]</p> <p><b><u>Other Buildings of Merit/Heritage Assets</u></b>  <b>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.</b>  <b>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.</b></p> <p><a href="#">Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.</a></p>

<b>DP33: Conservation Areas</b>	
<b>Mod Ref.#:</b>	<b>MM25</b>
<b>Reason for Modification:</b>	Amended in accordance with MSDC8.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting</b>	No changes to supporting text.



<b>Text:</b>	
<b>Policy Text:</b>	<p>Development in a conservation area will be required to conserve or enhance its special character, <del>and appearance</del> <u>and the range of activities which contribute to it</u>. This will be achieved by ensuring that:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• 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;</li> <li>• <u>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;</u></li> <li>• <u>Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;</u></li> <li>• <u>New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.</u></li> </ul> <p>Development will also protect the setting of the conservation area and in particular views into and out of the area.</p> <p>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.</p>

DP35: Archaeological Sites	
<b>Mod Ref.#:</b>	<b>MM26</b>
<b>Reason for Modification:</b>	Policy deleted to ensure soundness – see ID8, ID9 and MSDC8. Heritage assets have been included within DP32: Listed Buildings and Other Heritage Assets.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p><del>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.</del></p> <p><del>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.</del></p>
<b>Policy Text:</b>	<b><u>DP35: Archaeological Sites and Heritage Assets</u></b>

	<p><del>Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities. Evidence Base: West Sussex Historic Environment Record.</del></p> <p><del>Sites of archaeological interest (such as scheduled Ancient Monuments) and their settings will be protected and enhanced.</del></p> <p><del>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.</del></p> <p><del>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.</del></p>
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<b>DP37: Biodiversity</b>	
<b>Mod Ref.#:</b>	<b>MM27</b>
<b>Reason for Modification:</b>	Amended in accordance with MSDC8.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	No changes to supporting text.
<b>Policy Text:</b>	<p><b>Biodiversity will be protected and enhanced by ensuring development:</b></p> <ul style="list-style-type: none"> <li>• <b>Contributes and takes opportunities to improve, enhance, manage and restore biodiversity <u>and green infrastructure</u>, 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</b></li> <li>• <b>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</b></li> <li>• <b>Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and</b></li> <li>• <b><u>Promotes the restoration, management and expansion of priority habitats in the District; and</u></b></li> <li>• <b>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</b></li> </ul>

	<p><b>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.</b></p> <p>[...]</p>
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<b>DP38: Green Infrastructure</b>	
<b>Mod Ref.#:</b>	<b>MM28</b>
<b>Reason for Modification:</b>	Policy deleted to ensure soundness – see ID8, ID9 and MSDC8. DP37: Biodiversity amended to incorporate some elements of this policy (see MM26).
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	<p><del>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.</del></p> <p><del>‘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.</del></p>
<b>Policy Text:</b>	<p><del><b>DP38: Green Infrastructure</b></del></p> <p><del><i>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.</i></del></p> <p><del><i>Evidence Base: Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; West Sussex SNGI Register; Mid Sussex Infrastructure Delivery Plan.</i></del></p> <p><del><b>Green infrastructure will be protected and enhanced by ensuring development:</b></del></p> <ul style="list-style-type: none"> <li><del>• <b>Contributes to the establishment of green infrastructure and supports its improvement, enhancement, management</b></del></li> </ul>

	<p><del>and restoration to develop a connected network of multi-functional greenspace, including linking with rivers and floodplains; and</del></p> <ul style="list-style-type: none"> <li><del>• 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</del></li> <li><del>• Promotes the restoration, management and expansion of priority habitats in the District; and</del></li> <li><del>• 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.</del></li> </ul> <p><del>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:</del></p> <ul style="list-style-type: none"> <li><del>• Batchelors Farm;</del></li> <li><del>• Land south of Nightingale Lane;</del></li> <li><del>• Land adjoining Jane Murray Way, York Road and Sussex Way;</del></li> <li><del>• Land to the north of Sheddingdean and Leylands Park, including Bedelands Farm; and</del></li> <li><del>• The 'Railway Land' to the north and south of Wivelsfield Station.</del></li> </ul> <p><del>Developer contributions will be used to secure delivery of the Green Circle.</del></p>
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<b>DP39: Sustainable Design and Construction</b>	
<b>Mod Ref.#:</b>	<b>MM29</b>
<b>Reason for Modification:</b>	Amended in accordance with MSDC8a.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	No changes to supporting text.
<b>Policy Text:</b>	<p><b>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:</b></p> <ul style="list-style-type: none"> <li>• <b>Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation</b></li> <li>• <b><u>Explore opportunities for efficient energy supply</u>Supply energy efficiently through <u>the use of</u> communal heating networks <u>where viable and feasible</u> (supplied by biomass boilers, biomass/gas CHP or heat pumps).</b></li> <li>• <b>Use renewable sources of energy.</b></li> <li>• <b>Maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials</b></li> </ul>

	<p>through both construction and occupation.</p> <ul style="list-style-type: none"> <li>• Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment</li> <li>• 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.</li> </ul>
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### DP40: Renewable Energy Schemes

<b>Mod Ref.#:</b>	<b>MM30</b>
<b>Reason for Modification:</b>	Amended in accordance with MSDC8a.
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	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. <a href="#">Wind turbines and Schemes such as</a> 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.
<b>Policy Text:</b>	<p>Proposals for new renewable and low carbon energy projects <a href="#">(other than wind energy development – see below)</a>, including community-led schemes, will be permitted provided that any adverse local impacts can be made acceptable, with particular regard to:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Ecology and biodiversity, including protected species, and designated and non-designated wildlife sites.</li> <li>• Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access.</li> </ul> <p>Assessment of impacts will need to be based on the best available evidence, including landscape capacity studies.</p> <p><a href="#">Proposals for wind energy development involving one or more wind turbines will only be granted if:</a></p> <ul style="list-style-type: none"> <li>• <a href="#">the development site is in an area identified as suitable for wind energy development in a Neighbourhood Plan; and</a></li> <li>• <a href="#">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.</a></li> </ul>

### DP41: Flood Risk and Drainage

<b>Mod Ref.#:</b>	<b>MM31</b>
<b>Reason for</b>	To reflect changes in Government policy on flood risk put into effect by a Written Ministerial Statement on 18 <sup>th</sup> December 2014.

<b>Modification:</b>	
<b>Plan Text:</b>	No changes to plan text.
<b>Supporting Text:</b>	No changes to supporting text.
<b>Policy Text:</b>	<p>[...]</p> <p><b>Sustainable Drainage Systems (SuDS) should be implemented in <a href="#">all</a> new developments <a href="#">of 10 dwellings or more, or equivalent non-residential or mixed development*</a>, 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.</b></p> <p>[...]</p> <p><b><a href="#">* As set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010.</a></b></p>

## Chapter 5: Implementation and Monitoring of the District Plan

<b>Mod Ref. #:</b>	<b>MM32</b>
<b>Reason for Modification:</b>	Updated to provide certainty regarding implementation and delivery of housing within the Plan.
<b>Plan Text:</b>	<p><b><a href="#">Implementation of the District Plan</a></b></p> <p><b>Paragraph 5.1</b>  <a href="#">One of the key tests of an effective development plan is that it is deliverable. The Council has a range of mechanisms which it can use to ensure the District Plan's strategic objectives and policies are met including partnership working with landowners, developers and strategic stakeholders; use of its own powers; and use of its own land and assets.</a></p> <p><b>Paragraph 5.2</b>  <a href="#">In line with the NPPF and in order to foster sustainable development the Council has a positive approach to decision taking over planning applications which accord with the development plan. However, it recognises that there are many factors that can influence the timely development of sites including land assembly, changes in ownership, changes in the economy and speed of delivery of required infrastructure. In order to address these risks and maintain a rolling 5 year housing land supply the Council will:</a></p> <ul style="list-style-type: none"> <li>• <a href="#">secure an ongoing pipeline of sites through the preparation of a Site Allocations DPD;</a></li> <li>• <a href="#">continue to work closely with developers, landowners and promoters of strategic sites to ensure delivery within agreed timescales;</a></li> </ul>

- work with Town and Parish Councils to bring forward Neighbourhood Plan allocations in line with policies DP5 and DP6 and support further Neighbourhood Plan preparation;
- establish a Developers' Group in order to understand issues regarding site supply and development constraints; and
- prepare, maintain and publish and update regularly a Brownfield Sites Register;

**Paragraph 5.3**

The Council has entered into partnership working relationships with a range of strategic organisations (including the Coast to Capital LEP; the Gatwick Diamond Initiative; and the West Sussex and Greater Brighton Strategic Planning Board) to make sure that sub-regional issues are addressed.

**Paragraph 5.7**

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.~~