



4. Policies

Introduction

- 4.1 This chapter sets out the policies of the draft District Plan. These are the strategic policies for Mid Sussex, which all future planning documents, including Neighbourhood Plans, will need to reflect.
- 4.2 The following policy areas have been evaluated through the draft Sustainability Appraisal which accompanies this consultation document. This sets out the options considered and the reasons why those taken forward in the policies below are considered to be the best choices to achieve the vision and objectives of the Plan.
- 4.3 Under the title of each policy, there is a link to the strategic objectives set out in Chapter 2 – ‘Vision and Objectives’, and a reference to the relevant evidence documents. These documents are listed, together with web-links, at the end of this document in Appendix A.
- 4.4 This chapter is divided into the following sections:
- Quantity and Type of Development
 - Location and Delivery of Housing Development
 - Development in the Countryside
 - Delivery of Infrastructure
 - Nature and Quality of Development
 - Design
 - Housing
 - Historic Environment
 - Natural Resources

Quantity and Type of Development

DP1

Economic Development

Strategic Objectives: 6) To promote a place which is attractive to business, and where local enterprise thrives; 7) To provide opportunities for people to live and work within their communities, reducing the need for commuting.

Evidence Base: Mid Sussex Economic Development Strategy; Atkins – Employment Land Review.

To have a policy that supports sustainable economic growth so that:

- Mid Sussex benefits fully from the potential for enhanced economic prosperity arising from its location within the Gatwick Diamond; and
- A sufficient number and quality of employment opportunities are provided to enable residents of Mid Sussex to work within the communities where they live, in order to build stronger communities and reduce the need to commute.

The policy would seek to achieve these aims by:

- Supporting high quality development of land and premises to meet the needs of 21st

century businesses;

- Supporting existing businesses, and allowing them room to grow;
- Encouraging inward investment, especially the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- Seeking the provision of appropriate infrastructure to support business growth – in particular high speed broadband connections;
- Providing employment provision within large scale housing development, as part of a mixed use development, informed by the evidence base.

The policy would also ensure sufficient land or premises are available by:

- Allocating as a broad location, up to 40 hectares of employment land at Burgess Hill as a “high quality campus style business park” along the A2300 strategic transport corridor (see also Burgess Hill policies);
- Setting out the criteria to enable development of sufficient and suitable employment land to meet the needs of modern business, both to guide planning proposals and future allocations in Neighbourhood Plans or other appropriate planning documents;
- Encouraging Neighbourhood Plans to identify the needs of their local businesses and the needs of their local residents for employment opportunities, and to allocate sufficient land within their towns and villages to meet these needs;
- Encouraging Neighbourhood Plans to identify any areas requiring economic regeneration, infrastructure provision or environmental enhancement;
- Requiring that any loss of existing or allocated employment land or premises should be compensated by the provision of an equivalent alternative facility, unless the loss of employment provision is outweighed by the benefits of the proposed alternative use.

DP2

Retail development

Strategic Objectives: 8) To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community

Evidence Base: Mid Sussex Retail Study; Town Centre Masterplans and accompanying work.

To have a policy that supports the regeneration and renewal of the Town and Village Centres by:

- Defining a network and hierarchy of centres as follows;
 - The three town centres of Burgess Hill, East Grinstead and Haywards Heath – to meet the needs of their communities and those of the surrounding large and small villages and countryside areas;
 - The village centres of Crawley Down, Cuckfield, Hassocks, Hurstpierpoint and Lindfield - to meet the needs of their own communities and neighbouring small villages and countryside areas;
 - The village centres of small villages, neighbourhood centres in the towns and other retail facilities such as farm shops - to meet the needs of their own communities and countryside areas
- In applying the sequential test for retail development set out in national policy, an impact assessment for development over 2,500 square metres will be required, which demonstrates how the cumulative effect of unimplemented extant planning permissions, developments under construction and completed developments are taken into account.

Development in the town centres should be informed by the relevant Town Centre Masterplan or updated documents. Development that supports the revitalisation of the three town centres will be supported, provided it is in accordance with any relevant Neighbourhood Plan.

- Primary and secondary shopping frontages and the other uses suitable to those areas will be identified through Neighbourhood Plans or other appropriate planning documents.

(Note, primary shopping centres are those areas where the uses should be predominantly retail. Secondary shopping centres tend to be on the edge of primary shopping centres, where a more mixed character of retail, cafes / restaurants and banks / building societies may be appropriate.)

Location and Delivery of Housing Development

DP3 Housing

Strategic Objectives: All

Evidence Base: Local Housing Assessment, BHTC's Burgess Hill Townwide Strategy; Atkins – Development Options at Burgess Hill; David Lock Associates – Burgess Hill Visioning the Future; Mid Sussex Landscape Capacity Study.

To have a policy that:

Sets the overall District housing requirement as 530 per annum, or 10,600 between 2011-2031. This will comprise:

- 4,300 existing commitments
- 3,500 to 4,000 new homes at Burgess Hill
- 2,300 – 2,800 elsewhere in the district, as allocated through Neighbourhood Plans or other appropriate planning documents. (It is anticipated that evidence being gathered through early work on Neighbourhood Plans will enable the final District Plan to be more specific about the distribution of this development.)

This requirement may be exceeded if communities wish to pursue higher levels of development to fund infrastructure improvements or support local facilities or services. Higher levels of development should only be promoted through Neighbourhood Plans, and will be acceptable provided they do not conflict with the vision and objectives of this District Plan.

DP4 General Principles for Strategic Development at Burgess Hill

Strategic Objectives: All

Evidence Base: BHTC's Burgess Hill Townwide Strategy; Atkins - Development Options at Burgess Hill; David Lock Associates – Burgess Hill Visioning the Future; Mid Sussex Landscape Capacity Study.

To have a policy that sets out the general principles of development that apply to all strategic development at Burgess Hill, based on the vision and objectives of the Burgess Hill Town Wide Strategy, for Burgess Hill to become a fully sustainable, 21st century town focused around a high quality, vibrant and accessible town centre, supported by necessary community facilities, employment opportunities and access to green open space underpinned by a state of the art transport network and modern supporting infrastructure.

The general principles will set out that strategic development will:

- Be designed in a way that integrates it into the existing town providing connectivity with all services and facilities;
- Contribute towards a better, more accessible town centre with a greater range of shops and public realm improvements including a new public square;
- Provide additional, high quality employment opportunities including suitably located business park development;
- Improve public transport, walking and cycling infrastructure and access to Burgess Hill and Wivelsfield railway stations, including the provision of transport interchanges;
- Provide necessary transport improvements that take account of the wider impact of the development on the surrounding area;
- Provide highway improvements in and around Burgess Hill including addressing the limitations of east-west movements across Burgess Hill;
- Provide new and improved community and cultural facilities;
- Provide new and/or improved and well connected sports, recreation and open space in and around Burgess Hill, including the creation of a 'Green Circle' around the town;
- Provide a Centre for Community Sport in the vicinity of the Triangle Leisure Centre;
- Provide a minimum of 30% affordable housing, in accordance with policy DP26;
- Take account of environmental constraints and opportunities by enhancing local biodiversity and contributing to the delivery of green infrastructure in and around the town;
- Deliver a multi-user route between Burgess Hill and Haywards Heath;
- Not be occupied until improvements at Goddards Green Waste Water Treatment Works and connecting pipework and pumping stations to increase the capacity and environmental quality are implemented;
- Incorporate on-site 'community energy systems', such as Combined Heat and Power, to meet the energy needs of the development.

DP5

Strategic allocation to the east of Burgess Hill at Kings Way

Strategic Objectives: All

Evidence Base: BHTC's Burgess Hill Townwide Strategy; Atkins – Development Options at Burgess Hill; David Lock Associates – Burgess Hill Visioning the Future; Mid Sussex Landscape Capacity Study.

To have a policy in addition to the general principles for strategic development at Burgess Hill to allocate a development to the east of Burgess Hill at Kings Way for:

- Up to 500 new homes;
- High quality and accessible informal public open space;

- A local hub serving the site and the wider community;
- A new primary school.

The policy will consider:

- The provision of infrastructure, as set out in the Burgess Hill Townwide Strategy, implemented before or alongside development to an agreed programme of delivery;
- Measures to address the limitations of east-west movements across Burgess Hill;
- The long-term management of the Ditchling Common Site of Special Scientific Interest (SSSI) to protect this adjoining area from the impacts of strategic development (on site provision together with appropriate mitigation measures);
- The close proximity of the South Downs National Park and the Keymer Tile Works Site of Nature Conservation Importance (SNCI), and the opportunities with the latter site for the joint development of community infrastructure for the east side of Burgess Hill;
- The provision of additional informal open space within the boundaries of Burgess Hill;
- The avoidance of unnecessary damage to the characteristic field pattern and historic hedgerow and tree lines; and
- Other developments in the vicinity to ensure complementary provision of infrastructure and facilities.

DP6

Strategic allocation to the north and northwest of Burgess Hill

Strategic Objectives: All

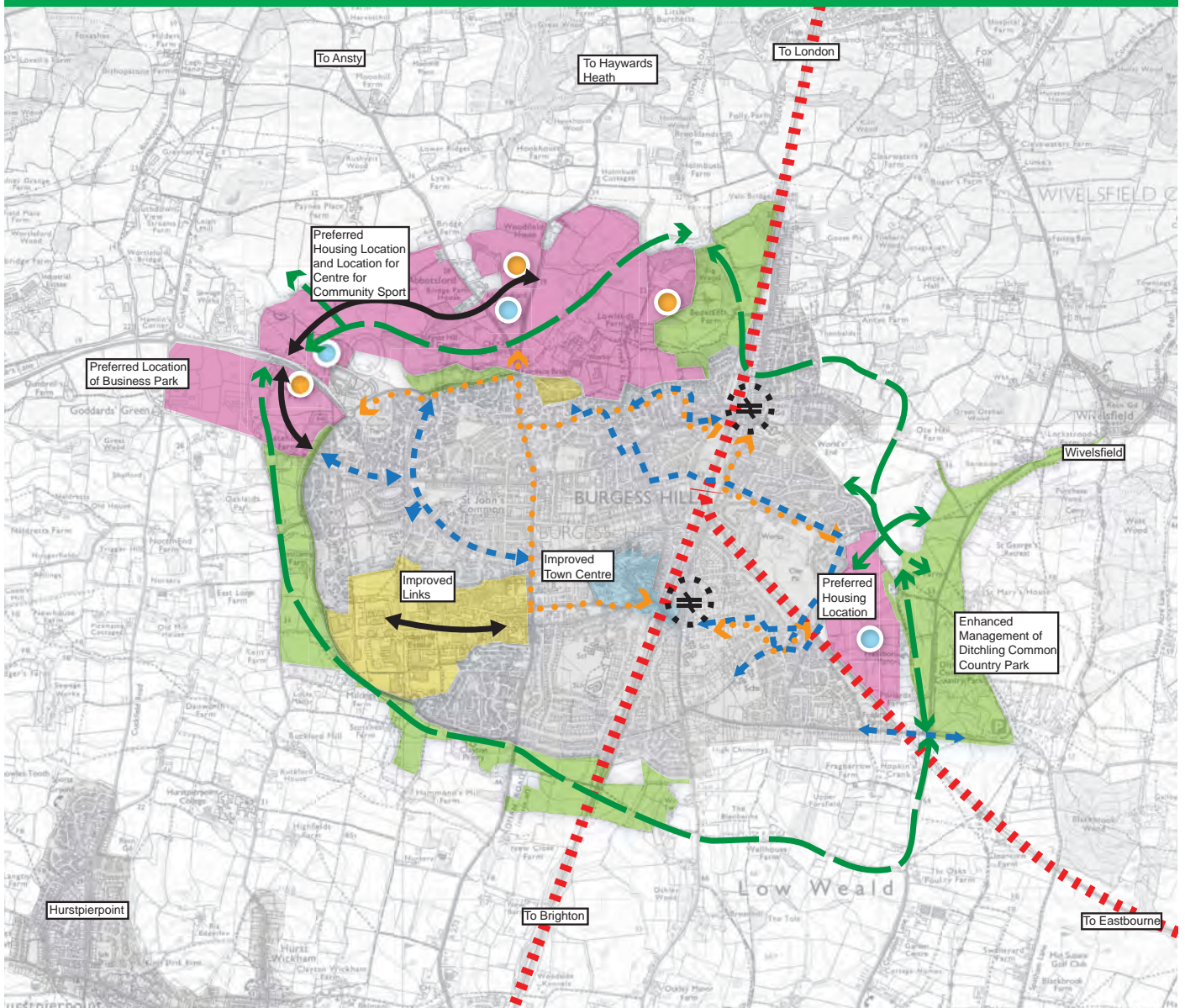
Evidence Base: Burgess Hill Townwide Strategy; Atkins – Development Options at Burgess Hill; David Lock – Burgess Hill Visioning the Future; Mid Sussex Landscape Capacity Study.

To have a policy in addition to the general principles for strategic development at Burgess Hill to allocate a mixed-use development to the north and northwest of Burgess Hill for:

- Approximately 3,000-3,500 new homes and a new neighbourhood centre area, including retail, education, health, employment, leisure and community uses;
- Up to 40 hectares of employment land as a “high quality campus style business park” along the A2300 strategic transport corridor; and
- New primary schools and a new secondary school campus.

The policy will consider:

- A phasing strategy for the housing and employment provision;
- The provision of infrastructure, as set out in the Burgess Hill Townwide Strategy, implemented before or alongside development to an agreed programme of delivery;
- Sustainable transport measures;
- Environmental constraints and opportunities;
- Flood risk;
- The impact of the adjacent Goddards Green Waste Water Treatment Works on proposals for the strategic development including odour and appropriate land uses; and
- Appropriate pitch provision for gypsies and travellers to replace the existing facility and contribute towards the additional need for pitches.



The Burgess Hill Town Council's Preferred Town Wide Strategy

Key	
	Extended green circle
	Potential new local centre / hub
	Potential school location
	Improved station interchange
	Improved public transport
	Improved walking / cycling links
	New link road

© Crown Copyright. Mid Sussex District Council. 100021794. 2011

Development in the Countryside

DP7

Protection and enhancement of countryside

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

Evidence Base: Mid Sussex Landscape Character Assessment.

To have a policy that:

- Defines the countryside as the area outside of built up area boundaries (defined on the Proposals Map);
- Sets out that development will only be allowed within the countryside where it:
 - Is necessary for the purposes of agriculture, or some other use which has to be located in the countryside; and
 - Contributes positively to the vitality of the rural economy; and maintains or where possible enhances, the quality of the rural and landscape character of the District
- Takes account of the economic and other benefits of the best and most versatile agricultural land.
- The Mid Sussex Landscape Character Assessment and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.

DP8

Preventing Coalescence

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

Evidence Base: Mid Sussex Landscape Character Assessment

To have a policy that :

- Sets out that development will only be allowed if it does not result in the coalescence of settlements either visually or by an increase in activity which has an urbanising effect on the area between settlements; and
- Allows Local Gaps to be identified in Neighbourhood Plans or other appropriate planning documents where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity of nearby settlements.

DP9

Sustainable rural development and the rural economy

Strategic Objectives: 9) To support a healthy rural economy in the villages and the countryside; and 10) To support and enhance the attractiveness of Mid Sussex as a visitor destination

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

To have a policy that, provided it is not in conflict with Policy DP7 : Protection and Enhancement of the Countryside,

- Allows new small-scale economic development, including tourism related development, within the countryside provided:
 - It meets the proven needs of local communities, supports the rural economy and requires a rural location and;
 - Utilises previously developed sites (where possible)
- Allows the diversification of activities on existing farm units provided:
 - They are of a scale which is consistent to the location of the farm holding;
 - Would not prejudice the agricultural use of a unit;
- Allows the re-use and adaptation of rural buildings for business or tourism use in the countryside provided:
 - The building is of permanent construction and capable of re-use without substantial reconstruction or extensive alteration;
 - The appearance and setting is not materially altered;
 - It is not a recently constructed agricultural building which has not been or little used for its original purpose.
- Allows the re-use and adaptation of rural buildings for residential use in the countryside provided:
 - The building is listed or makes a valuable contribution to the rural scene and its retention cannot be guaranteed in any other way;
 - It is part of a scheme for business re-use; or
 - It can be demonstrated that no viable business use can be secured for the building.

DP10

New homes in the countryside

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

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

To have a policy that:

- Allows new homes in the countryside only where special justification exists.
- Defines special justification as:
 - Where accommodation is required to enable agricultural, forestry and certain other full time workers to live at, or in the immediate vicinity of, their place of work; or
 - Where the design of the dwelling is of exceptional quality or is innovative in nature.
 - Defines new 'granny annexes' that are physically separate to the dwelling as a new home, and therefore subject to the same special justification as above.

DP11 High Weald Area of Outstanding Natural Beauty

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

Evidence Base: High Weald AONB Management Plan.

To have a policy that requires development proposals to have regard to the High Weald AONB management plan, in particular;

- The conservation or enhancement of the identified landscape features or components of natural beauty and to their setting;
- The traditional interaction of people and nature and appropriate land management;
- Local distinctiveness, sense of place and setting of the AONB;
- An emphasis on small scale proposals that are sustainably located and designed; and
- Encouraging proposals which support the economies and social well being of the AONB and its communities including 100% affordable housing schemes (provided that they do not conflict with the aim of conserving and enhancing natural beauty).

DP12 Ashdown Forest Special Area of Conservation and Special Protection Area

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

Evidence Base: Draft Habitats Regulations Assessment.

To have a policy which outlines the intention to develop a strategic approach to protect the Ashdown Forest Special Area of Conservation and Special Protection Area from recreational pressure and air pollution through the use of:

- Buffer zones that:
 - Prevent development within 400 metres of the Ashdown Forest;
 - Allow development within 7 kilometres of the Ashdown Forest provided mitigation methods are employed (for instance Suitable Alternative Natural Green Spaces)
 - An Access Management Strategy that reduces the impact of visitors on special interest features of the designated site.

DP13 South Downs National Park

(Note: This policy would be included if the District Plan is taken forward as a joint Plan with the South Downs National Park Authority. All other policies in the District Plan, unless they are location specific, would also apply to development within the Mid Sussex part of the National Park).

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

Evidence Base: South Downs Management Plan.

To have a policy that within the area of the District within the South Downs National Park:

- 1) Proposals protect the special character of the National Park
- 2) Proposals must specifically relate to needs of the communities within the National Park

Regard will also be had to the need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park area.

Proposals that promote opportunities for understanding and enjoyment of the special qualities of the National Park by the public will be encouraged.

Development proposals must also have regard to the South Downs Management Plan and emerging National Park planning documents and strategies.

DP14 Setting of the South Downs National Park

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

Evidence Base: South Downs Management Plan.

To have a policy that requires development proposals adjacent to the South Downs National Park (including rural exception sites) to ensure that they enhance and do not detract from the visual quality and essential characteristics of the National Park, and in particular do not adversely impact views out of or into the Park by virtue of their location or design.

Assessment of such development proposals will have regard to relevant parts of the South Downs Management Plan and emerging National Park planning documents and strategies.

DP15 Tourism

Strategic Objectives: 9) To support a healthy rural economy in the villages and the countryside; and 10) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: Mid Sussex Economic Development Strategy.

To have a policy that allows new tourism related development in the countryside, including extensions to existing facilities, visitor accommodation and the re-use of rural buildings provided:

- It supports the sustainable growth of the rural economy;
- There will be no harm to the character of the countryside;
- It meets the criteria of the other policies contained within the Plan, including policy DP9 Sustainable Rural Development and the Rural Economy.

To have a policy that safeguards the land required to deliver extensions to the Bluebell Railway.

Delivery of Infrastructure

DP16

Securing Infrastructure

Strategic Objectives: 5) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that meets needs, supports development and creates sustainable communities.

Evidence Base: Mid Sussex Infrastructure Development Plan; Town and Parish Council submissions and emerging Neighbourhood Plans.

To have a policy that permits development where:

- Any necessary infrastructure needed to support the proposed development and contribute to sustainable communities exists, or can be provided in a timely manner, through developer-funded contributions.

The policy will:

- Set out that a programme of delivery will need to be agreed before development begins (implemented by way of appropriate planning conditions/legal agreements);
- Refer to a Community Infrastructure Levy Charging Schedule that will set out how new development will pay for the necessary infrastructure to support development;
- Set out that the Council will, where appropriate, supplement this with negotiated Section 106 agreements to secure affordable housing and additional site specific infrastructure; and Section 278 agreements to secure highway improvements, as necessary to make development acceptable in planning terms;
- Set out the principle that the Community Infrastructure Levy will normally be spent in the locality of the scheme that generated it.

DP17

Transport

Strategic Objectives: 5) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that meets needs, supports development and creates sustainable communities.

Evidence Base: Mid Sussex Transport Study; West Sussex Local Transport Plan.

To have a policy that sets out that:

- Development must support the objectives of the West Sussex Local Transport Plan , which are:
 - A high quality transport network that promotes a competitive and prosperous economy
 - A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time
 - Access to services, employment and housing
 - A transport network that feels, and is, safer and healthier to use

- To meet these objectives at a local level, development proposals should:
 - Be sustainably located to minimise the need for travel;
 - Facilitate and promote the use of alternative modes of transport to the private car, such as walking, cycling and public transport;
 - Not cause an unacceptable impact in terms of road safety and increased traffic congestion
 - Be designed to adoptable standards, or other standards as agreed by the Local Planning Authority, as regards road widths and size of car parking spaces / garages
 - Provide adequate car parking for the proposed development.

Car parking provision in new developments will be assessed against Mid Sussex Parking Standards unless there is local evidence within Neighbourhood Plans that indicates that these standards should be varied.

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

All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.

(Note: West Sussex County Council is the Highway Authority, and will advise on the definition of 'significant').

DP18

Rights of Way and other recreational routes

Strategic Objectives: 14) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations

Evidence Base: West Sussex Local Transport Plan; Town and Parish Council submissions.

To have a policy that protects rights of way and recreational routes and encourages access to the countryside by:

- Ensuring development does not result in the loss of, or adversely affect a right of way or other recreational routes unless a new resource is provided which is of at least an equivalent value;
- Ensuring that (where appropriate) development provides links to rights of way and other recreational routes;
- Identifying opportunities for planning routes within and between settlements (e.g. Burgess Hill to Haywards Heath/other routes identified during consultation).
- Identifying opportunities for putting cycleways along existing transport corridors;
- Where appropriate, encourages making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: 'multi-functional will generally mean able to be used by walkers, cyclists and horse-riders.)

DP19**Communication Infrastructure**

Strategic Objectives: 6) To promote a place which is attractive to business, and where local enterprise thrives; and 7) To provide opportunities for people to live and work within their communities, reducing the need for commuting.

Evidence Base: Gatwick Diamond Strategy; Mid Sussex Economic Development Strategy; Town and Parish Council submissions.

To have a policy that supports the expansion of electronic communication networks, including the provision of high-speed broadband connection to the towns and rural areas of the district. When considering proposals for new telecommunication equipment:

- Preference will be for use to be made of existing sites rather than the provision of new sites.
- Where a new site is required careful consideration will be given to the design and appearance of the equipment.

DP20**Leisure and Cultural Facilities and Activities**

Strategic Objectives: 14) 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; and 4) To maintain easily accessible green corridors and spaces around and within the towns and villages to act as wildlife corridors and sustainable transport links.

Evidence Base: Mid Sussex Leisure and Cultural Strategy; PPG17 Study; Town and Parish Council submissions.

To have a policy that:

- Supports development that provides new and/or enhanced existing leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex which are:
- To widen access by maximising opportunities for residents to participate in physical activity and engage in arts and cultural activities;
- To improve and strengthen local partnerships where that will increase participation in arts, culture, sport and physical activity;
- To develop facilities and services by taking opportunities to improve the provision of leisure services and leisure assets in order to increase participation in leisure activities; and
- To raise the profile of culture and physical activity opportunities to achieve a positive change in peoples attitudes towards culture and physical activity
- Sets the standards for the provision of leisure facilities;
- Is based on the findings of any future assessment of the provision of leisure activities and facilities for Mid Sussex, including evidence gathered to support Neighbourhood Plans.
- Seeks on-site provision of new leisure and cultural facilities for all new developments where practicable including making land available for this purpose.

Sites for appropriate leisure and cultural facilities to meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents.

DP21

Community facilities and local services

Strategic Objectives: 11) To develop sustainable communities which are safe, healthy and inclusive; 12) to provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Mid Sussex Infrastructure Development Plan; Town and Parish Council submissions.

To have a policy that:

- Supports the provision or improvement of community facilities and local services that contribute to creating sustainable communities; and
- Where proposals involve the loss of a community facility, evidence will need to be provided that demonstrates that the use is no longer viable, or that a replacement or duplicate facility is provided in the locality;
- Sets out that the provision of community facilities and local services could be delivered through Neighbourhood Plans.

Nature and Quality of Development - Design

DP22

Character and Design

Strategic Objectives: 2) To promote well located and designed development that reflects our distinctive towns and villages, and retains their separate identity and character and prevents coalescence; 13) To create environments that are accessible to all members of the community.

Evidence Base: CABA Good Practice; Town and Parish Council submissions.

To have a policy that ensures that development, including alterations to existing buildings, and its surrounding spaces:

- Is of high quality design and layout;
- Contributes positively to the private and public realm (including streets and open spaces) to create a sense of place;
- Addresses the character and scale of the surrounding buildings and landscape;
- Protects valued townscapes and the separate identity and character of towns and villages;
- Safeguards the amenities of nearby residents, including taking account of the impact on privacy and sunlight;
- Provides adequate floor area and storage space in accordance with local standards;
- Creates safe and accessible environments;
- Meets Lifetime Homes standards where practicable and consistent with other objectives.

DP23 Accessibility

Strategic Objectives: 13) To create environments that are accessible to all members of the community.

Evidence Base: CABE Good Practice; submissions from Accessibility Action.

To have a policy that requires development proposals to meet high standards of accessibility so that all users can use them safely and easily, wherever possible.

This will apply to all new buildings within the urban and rural areas, changes of use, refurbishments and extensions, the layout of development, open spaces and the public realm and transport infrastructure and this will be demonstrated through a Design and Access Statement.

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

Accessible environments that will meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents.

DP24 Noise, air and light pollution

Strategic Objectives: 2) To promote well located and designed development that reflects our distinctive towns and villages, and retains their separate identity and character and prevents coalescence; and 3) To protect valued landscapes for their visual, historical and biodiversity qualities.

Evidence Base: Data held by Environmental Health.

To have a policy that protects the environment and the quality of people's life from unacceptable levels of noise, light and air pollution by:

Noise pollution:

- Ensuring development is designed, located and controlled to minimise the impact of noise on neighbouring properties and the surrounding area;
- Ensuring developments likely to generate significant levels of noise incorporates appropriate noise attenuation measures;
- Ensuring noise sensitive development is not permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures are incorporated within the development;
- Requiring (where appropriate), an assessment of the impact of noise generated by a proposed development;
- Requiring (where appropriate), an assessment of the effect of noise by an existing noise source upon a proposed development.

Light pollution:

- Minimising impact of lighting proposals (requiring planning permission), including floodlighting, in terms of intensity and number of fittings;

- Requiring good design including fittings to restrict emissions from proposed lighting schemes.

Air Pollution:

- Only permitting development which does not cause unacceptable levels of air pollution;
- Only permitting development on land adjacent to an existing use which generates air pollution where this can be mitigated to reduce exposure to poor air quality and/or would not cause any adverse effects on the proposed development;
- Assessing the potential impacts of new development and increased traffic levels on internationally designated conservation sites and adopting necessary avoidance or mitigation measures to address these impacts (see policy DP12 Ashdown Forest Special Area of Conservation and Special Protection Area’);
- Ensure that development proposals (where appropriate) are consistent with Air Quality Management Plans.

Nature and Quality of Development - Housing

DP25 Housing Mix

Strategic Objectives: 11) To develop sustainable communities which are safe, healthy and inclusive, and 12) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: North West Sussex Strategic Housing Market Assessment, Local Housing Assessment and Parish Housing Needs Assessments.

To have a policy that will:

- Provide a mix of dwelling types and sizes from new development (including affordable housing) taking into account local housing needs based on the best available evidence (including local evidence provided to support Neighbourhood Plans);
- Include provision (in appropriate developments) to meet the needs of older people and vulnerable groups. This could include bungalows and other forms of suitable accommodation;
- Support the retention of small dwellings (up to 100m²) in the countryside.

DP26 Affordable housing

Strategic Objectives: 11) To develop sustainable communities which are safe, healthy and inclusive, and 12) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Strategic Housing Market Assessment, Local Housing Assessment and Parish Housing Needs Assessments.

To have a policy that provides:

- A minimum of 30% affordable housing provision on all residential development of 4 dwellings and above;

- On developments of 1- 3 dwellings, and in other circumstances where on-site provision is not practicable, a commuted payment equivalent to 30% towards the provision of affordable housing off-site will be required;
- A mix of tenure (normally 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix);
- That these requirements will need to be met unless significant clear evidence is provided to show that the site cannot support the required affordable housing from a viability perspective;
- That 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;
- That Neighbourhood Plans can set local policies for affordable housing that exceed the targets set out by this policy (providing that they do not affect viability).

DP27

Rural Exception sites

Strategic Objectives: 11) To develop sustainable communities which are safe, healthy and inclusive, and 12) To provide the amount and type of housing that meets the needs of all sectors of the community; and 9) To support a healthy rural economy in the villages and the countryside.

Evidence Base: Strategic Housing Market Assessment, Local Housing Assessment and Parish Housing Needs Assessments; Town and Parish Council submissions.

To have a policy that:

- allows the development of rural exceptions sites for affordable housing provided:
 - The development comprises 100% affordable housing;
 - The housing is to meet local needs justified by the best available evidence;
 - The occupancy of the homes is restricted in perpetuity to those with a genuine local need for affordable housing; and
 - Development is small scale and respects the setting, form and character of the settlement and surrounding landscapes.

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

DP28

Gypsies and Travellers

Strategic Objectives: 11) To develop sustainable communities which are safe, healthy and inclusive, and 12) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: West Sussex Gypsy and Traveller Accommodation Assessment.

To have a policy that sets criteria for gypsy and traveller sites and extensions of existing sites to ensure that:

- The site or extension satisfies a clear local need, as evidenced by the Gypsy and

Traveller Accommodation Assessment or the best available evidence;

- The site is reasonably located for schools, shops and other local services and community facilities;
- The development is located and designed to recognised best practice standards to ensure good quality living accommodation for residents and minimise impact on adjacent uses and landscape character.

Occupation of permanent residential sites will be restricted to gypsies and travellers with a local connection to Mid Sussex.

Nature and Quality of Development – Historic Environment

DP29

Listed Buildings and other buildings of merit

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 2) To promote well located and designed development that reflects our distinctive towns and villages, retains their separate identity and character and prevents coalescence.

Evidence Base: Register of Listed Buildings; Historic Environment Records.

To have a policy that provides a policy framework for alterations, extensions, conversions and changes of use to, and including development within the grounds of, Listed Buildings and other buildings of merit including the use of appropriate materials and design to conserve and enhance the architectural and historic character and setting of the building.

DP30

Conservation Areas

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 2) To promote well located and designed development that reflects our distinctive towns and villages, retains their separate identity and character and prevents coalescence.

Evidence Base: Mid Sussex Conservation Area Appraisals; Urban Extensive Studies; Historic Environment Records.

To have a policy that:

- protects the special character and appearance of the conservation areas,
- considers the impact that new development will have on conservation areas,
- considers the impact of demolition,
- considers special features of the conservation area
- considers the impact of development on the setting of the conservation area, including views into and out of the conservation area.

DP31**Historic Parks and Gardens**

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

Evidence Base: Historic Environment Records.

To have a policy that allows development within, adjacent to or within the vicinity of a registered park, or park or garden of special local interest provided it:

- Does not adversely affect the character, appearance or setting of a registered park, or park or garden of special local interest;
- Does not adversely impact on views into and out of a registered park, or park or garden of special local interest

DP32**Archaeological sites**

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

Evidence Base: Historic Environment Records.

To have a policy that protects and enhances sites of archaeological interest (such as scheduled Ancient Monuments) where possible and sets out how proposals for development that may impact upon sites of archaeological interest should be considered. This will require applicants to carry out an archaeological assessment where a proposed development may impact upon an archaeological site.

Nature and Quality of Development - Natural Resources**DP33****Biodiversity/protection of natural habitats**

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 4) To maintain easily accessible green corridors and spaces around and within the towns and villages to act as wildlife corridors and sustainable transport links.

Evidence Base: Mid Sussex Ancient Woodland Survey; Green Infrastructure mapping; West Sussex SSCI Register; Biodiversity Action Plan; Habitats Records.

To have a policy that avoids a net loss of biodiversity and pursues opportunities to achieve a net gain by:

- Avoiding damage to nationally designated Sites of Special Scientific Interest, and locally designated Sites of Nature Conservation Interest, Local Nature Reserves, and Ancient Woodland or to other sites or areas identified as being of nature conservation or geological interest, including wildlife corridors
- Promoting the establishment of 'green multi-functional networks' by:
 - Seeking on-site natural green space enhancements for all new developments where practicable including making land available for this purpose;

- Requiring contributions from developments towards the provision of a green multi functional network which will include the restoration, management and expansion of priority habitat areas in the district;
- Enabling improved access to and understanding of natural green space and nature conservation features.

(Note: A 'green multi-functional network' is a group of open spaces which serves many purposes, such as informal leisure facilities, sustainable transport routes and natural habitats, and which provides wildlife corridors to enable species to travel from one open space to another. An example would be the Green Circle around Burgess Hill).

DP34 Sustainable Resources

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

Evidence Base: West Sussex Sustainable Energy Study, Gatwick sub region Water Cycle Study.

To have a policy that will require new residential developments to achieve, as a minimum, level 4 against the Code for Sustainable Homes from the start of the plan period, rising to level 5 against the Code for Sustainable Homes from 2016. All non-residential developments to achieve, as a minimum, BREEAM rating 'Very Good' from the start of the plan period, rising to 'Excellent' from 2016.

These requirements will be reviewed during the plan period so as to ensure they exceed the minimum requirements set through National policy (such as Building Regulations).

DP35 Renewable Energy in New developments

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

Evidence Base: West Sussex Sustainable Energy Study.

To have a policy that will require new residential or employment developments to submit an assessment of the proposed development's CO₂ demand and reduce this CO₂ demand by at least 20% by using decentralised (on-site) renewable energy sources, unless it can be demonstrated by the developer that this is not viable or feasible. This is based on the West Sussex Sustainable Energy Study. This target will be reviewed during the plan period in order to ensure it is compatible with national policy (including Building Regulations).

Proposals for large scale development (over 100 units / greater than 2ha, or with a density over 50dph) will be required to implement on-site 'community energy systems', such as Combined Heat and Power, to meet the energy needs of the development. The suitability of the type of scheme implemented will be dependant on meeting the requirements outlined in DP36: Renewable Energy Schemes.

DP36**Renewable Energy Schemes**

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

Evidence Base: West Sussex Sustainable Energy Study.

To have a policy that supports large and small-scale renewable energy schemes where it is considered these will not have a significant detrimental impact on the environment and is in accordance with other policies. Consideration of the wider environmental benefits will be balanced against any likely local effects on the environment, particularly in sensitive locations such as Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest and Sites of Nature Conservation Importance.

The West Sussex Sustainable Energy Study and accompanying Landscape Sensitivity Analysis Guidance, or any updated study prepared during the plan period, will provide further guidance on the suitability/technical viability of specific types of scheme dependant on location.

DP37**Flood Risk**

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

Evidence Base: Mid Sussex Strategic Flood Risk Assessment.

To have a policy that ensures that development proposals avoid areas of flood risk, and do not increase the risk of flooding elsewhere.

Proposals for development will need to follow a sequential risk-based approach in accordance with national planning policy, and the precautionary principle will be applied. In identifying flood risk areas, reference will be made to the District Council's Strategic Flood Risk Assessment (SFRA), with particular attention paid to areas of the District that have experienced flooding in the past. Where possible, proposals for development should seek to rectify these problems and reduce the risk of flooding in these areas.

Land that is considered to be required for current and future flood management will be safeguarded from development.

DP38**Water Infrastructure and the Water Environment**

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

Evidence Base: Mid Sussex Strategic Flood Risk Assessment and Gatwick sub region Water Cycle Study.

To have a policy that requires appropriate Sustainable Drainage Systems (SuDS), as informed by the District Council's Strategic Flood Risk Assessment (SFRA), to be implemented in new developments where technically feasible, in order to avoid any increase in flood risk or adverse impact on water quality.

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

New development proposals must be in accordance with the objectives of the Water Framework Directive, and accord with the findings of the Gatwick Sub-Region Water Cycle Study with respect to water quality, water supply and wastewater treatment.

For new residential developments of more than 10 dwellings, applicants must demonstrate:

- That capacity exists offsite for foul and surface water provision. Where capacity off site is not available, plans must be in place for its provision ahead of the development's occupation.
- That there is adequate water supply to serve the development.

(Note: the statutory water authorities will be consulted on whether development proposals comply with the above two policies, and their advice taken into account when determining planning applications.)