

Appendix 2

MID SUSSEX LOCAL PLAN (2004)

Planning policies relevant to character, landscape and townscape

A2.1 The *Mid Sussex Local Plan* was adopted in August 2004. Many policies in the Plan are crucial to the protection and enhancement of the character and amenity of the District, including its diverse landscape and townscapes. The protection and improvement of the environment, securing high standards of design, and reducing the impact of development to a minimum are principal aims (paras 2.20 and 2.21). The District Council as the Local Planning Authority will attach great importance to ensuring that the goals of sustainable development underlie all planning decisions, as expressed in the General Policies G1 and G2:

Policy G1

Development will not be permitted where it would:

- (a) **cause irretrievable or irreplaceable loss of significant natural, created or social assets;**
- (b) **cause unacceptable environmental damage;**
- (c) **cause unacceptable disturbance or nuisance; and**
- (d) **be inefficient in its use of resources, including water and energy.**

Policy G2

Development will be expected to:

- (a) **make efficient use of derelict or vacant land or buildings within built-up areas before using greenfield sites;**
- (b) **be efficient in the use of land in terms of density;**
- (c) **meet high standards of design, construction and layout;**
- (d) **include provision, where appropriate for adequate open space;**
- (e) **be accessible by a choice of means of transport and not rely solely for access on the private car; and**
- (f) **create high quality landscape settings including, where appropriate, wildlife habitats.**

Policies C1 – C7 protect those areas of the countryside and land which have special qualities:

Strategic and Local Gaps (C2-3)

Areas of Outstanding Natural Beauty (AONBs) (C4)

Areas of Importance for Nature Conservation (C5)

Trees, Hedgerows and Woodlands (C6)

Best and Most Versatile Agricultural Land (C7).

The District Council attaches great importance to the quality of design in new development, seeing this as vital if new buildings are to blend successfully with their surroundings and if they are to be attractive in their own right:

Policy B1

A high standard of design, construction and layout will be expected in new buildings, including alterations and extensions.

All proposals for development will be required to:

- (a) demonstrate a sensitive approach to urban design by respecting the character of the locality in which they take place, especially to neighbouring buildings, their landscape or townscape setting and/or local building style. Regard should be given to the proposal's contribution to a sense of place. In the case of alterations or extensions, including new shopfronts, the proposals must be sympathetic to the building to which they relate. Factors to be taken into consideration include scale, massing, siting, density, views, height and orientation of the new buildings in relation to those already existing;
- (b) use materials of a quality, type and colour appropriate to the site and its surroundings, which conform to the general range in the vicinity, and which enhance the distinctiveness of traditional building materials and styles;
- (c) show that adequate consideration has been given to the spaces between and around buildings, and that effective use has been made of any landscape features; and
- (d) provide suitable new planting of trees and shrubs appropriate to the site and its location. Where appropriate, existing wildlife habitats including green corridors and river courses should be protected and enhanced.

All planning applications should include a design statement, unless otherwise agreed with the Council.

Policies B6-7 protect areas of open space important for landscape and wildlife, and important trees:

Policy B6

Proposals for development which would result in the loss of areas of public or private open space of particular importance to the locality by virtue of their recreational, historical, conservation, wildlife or amenity value will not be permitted. Where such open space is to be lost to development, for whatever reason, appropriate alternative provision may be sought elsewhere.

Policies B10 – B18 protect the built and historic heritage of the District:

Listed Buildings and their Settings (B10)
Other Buildings of Merit (buildings of intrinsic architectural/historic merit) (B11)
Conservation Areas (protection of special character and appearance) (B12)
Demolition in Conservation Areas (B13)
Pavements and Roads in Conservation Areas (B14)
The Setting of Conservation Areas (B15)
Areas of Townscape Character (B16)
Historic Parks and Gardens (B17)
Archaeological Sites (B18).

The effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application (see paras 267-70 regarding *Designed Landscapes*). . The policy regarding Historic Parks and Gardens is as follows:

Policy B17

The important features, including trees, of a registered park, or park or garden of special local historic interest will be protected. Development that would adversely affect the character, appearance or setting of a registered park, or

park or garden of special local historic interest will not be permitted. Particular attention will also be paid to the protection or enhancement of views into and out of a registered park, or park or garden of special local historic interest.

A2.2 As noted in para A1.4 of **Appendix 1**, *The Planning and Compulsory Purchase Act 2004* introduced major changes to the way the planning policy system operates. The Act requires that the District Council prepare Local Development Documents to replace Local Plans. These documents will make up the Local Development Framework now being prepared by the District Council over a three-year period.