

# Examination into the soundness of the Mid Sussex District Plan 2014-2031

## Note from the Inspector

This note concerns the hearing sessions due to commence on 28 February 2017. Following the issue of comments and questions for the site allocations and policies, I am issuing the following note for the sake of clarity and to ensure that the hearings are able to focus on the key issues.

There are certain policies which need to be modified or deleted in order to make the plan sound. These are listed below. The Council (and any other parties who may wish to suggest suitable words) should submit the wording of the proposed modifications to incorporate these changes at the time they submit their hearing statement. **I do not expect any representations about these matters. Discussion on these policies at the hearings will be confined solely to the wording of the modifications.**

- DP1: the deletion of the policy (the policy is not in accordance with the Framework). The Council might wish to include the bulleted list as part of the core objectives in the Vision section.
- DP18: the deletion of the references to tariff style contributions (the policy is not in accordance with government policy and is potentially contrary to the CIL Regulations).
- DP19: the recasting of this policy so it is positively prepared; the recognition of different requirements for rural areas; the deletion of the policy requirement that parking must be in accordance with parking standards; the deletion of the requirement for a transport assessment and travel plan except in the case of developments that generate significant amounts of movement (the policy is not in accordance with the Framework and, in the case of parking standards, cannot require adherence to non-examined standards).
- DP20: re-wording to provide greater clarity as to what is required (lack of clarity undermines soundness).
- DP21: the deletion of the test of sufficiency (policy not in accordance with the Framework).
- DP22: an explanation as to what activities the policy applies to (lack of clarity undermines soundness).
- DP23: an explanation as to what activities the policy applies to (lack of clarity undermines soundness).
- DP24: re-wording to reflect urban design principles and reflect the contents of the Framework (policy currently ineffective). The inclusion of a bullet to optimise housing delivery (the consequence of deleting Policy 24A, and to make the policy accord with the Framework).
- DP24A: the deletion of the policy (policy contrary to the Framework).
- DP35: more precision regarding how different types of archaeological site might be dealt with according to significance (policy not in accordance with the Framework and ineffective).

- DP36: the inclusion of more precise words about landscaping within development (policy ineffective in this respect)
- DP38: the deletion of the policy (imprecise, ineffective and lacking clarity in terms of implementation and funding; these all undermine soundness) and the incorporation of any precise and fundable requirements against the relevant policies of the plan.
- DP40: an amendment to the policy to take into account ministerial policy in respect of wind power (policy currently not in accordance with government policy).

The Council are also invited to suggest modifications where necessary to the other policies referred to in my comments and questions. These may be discussed at the hearings.

**Jonathan Bore**  
**31 January 2017**