



Mid Sussex District Plan 2014 – 2031

Schedule of Further Modifications to the Pre-Submission Draft and Focused Amendments

August 2016

Changes agreed by Council but not subjected to consultation. These changes are incorporated in BP1: District Plan - Submission Version

Schedule of Further Modifications to the Pre-submission draft District Plan and Focused Amendments

Section of District Plan	District Plan Policy / Para / Appendix	Further Modifications (deleted text shown in red font as struck through and additional text shown in red font and <u>underlined</u>)	Reason for change
Chapter 3: Overall Strategy - Meeting Housing Needs and Duty to Cooperate		<p><i>Amend text as follows:</i></p> <p>Meeting Housing Needs</p> <p>3.10. Another central aim of the Plan is to ensure that housing needs can be met over the Plan period. This is in accordance with the National Planning Policy Framework (NPPF, paragraph 47) which requires authorities to demonstrate that they are meeting the “full, objectively assessed” housing needs of their housing market area so far as that is consistent with the other policies in the NPPF. The Mid Sussex Housing and Economic Development Needs Assessment (HEDNA) <u>(February 2015)</u>, and its Update (November 2015) and Addendum (August 2016), and the Housing Provision Paper provide the evidence for the objectively assessed housing need for Mid Sussex, drawing on evidence in from the <u>2009 and 2012 Strategic Housing Market Assessment, and the Affordable Housing Needs Update (2014) and the Economic Growth Assessment.</u> Both the latter documents were prepared jointly with Crawley and Horsham Councils and cover the whole Northern West Sussex Housing Market Area.</p> <p>3.11. The most recent Department for Communities and Local Government (DCLG) district-level household projections for the period to <u>2037-2039</u> were published in February 2015 <u>July 2016</u>. These project that an average of 656-714 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 656-714 homes per year is produced. It should be noted that approximately 1% of this figure (or 6-7 dwellings per annum) relates to the South Downs National Park which is outside the Plan area.</p> <p>3.12. The PPG advises that housing need numbers suggested by household projections should be adjusted if market signals or other market indicators point to an imbalance between the supply and demand for housing. The evidence and other factors detailed in the HEDNA Update (November 2015) conclude that it would be appropriate to make an adjustment in the form of an uplift of 2.3% (or 45-16 dwellings per year) in response to vacancies. This</p>	<p>In response to representations from Brighton & Hove CC and Crawley BC on the Focused Amendments.</p> <p>To update the OAN in accordance with new data (as published in the HEDNA Addendum)</p>

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		<p>results in a baseline Objectively Assessed Need (OAN) figure of 671 dwellings per year. In addition, the HEDNA Update <u>and Addendum</u> 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 695 <u>754</u> dwellings per year.</p> <p>3.16 As a result of this work, there is an overall palette of sites that could deliver approximately 12, 400 <u>600</u> homes within Mid Sussex. However, It is considered that the Plan needs to retain some flexibility should some sites not come forward or are delivered at a slower rate than anticipated, particularly in the first five years of the plan period. The Plan therefore allocates a strategic site to the east of Pease Pottage which is capable of early delivery and proposes that work will commence on a Site Allocations document in 2019, with anticipated adoption in 2021, to identify remaining sites for the plan period.</p> <p><u>3.18</u> The consequence of this proposed provision figure and the latest DCLG 2012 <u>2014</u>-based household projections, adjusted to take account of vacancies and market signals, is that Mid Sussex is able to contribute 105 <u>46</u> dwellings per year towards meeting neighbouring authorities' housing needs. <u>The evidence indicates that any supply in excess of local need is most likely to be absorbed by those authorities which have the strongest economic and functional links with Mid Sussex. These would principally be directed to Crawley, which is within the same housing market area and has been found to have an unmet need of approximately 5,000 dwellings over its plan period 2015 - 2030.</u> The employment space needs of neighbouring councils are addressed in the preamble to Policy DP2 Economic Development.</p>					
Chapter 3: Overall Strategy – Supporting Neighbourhood Plans	3.23	<p><i>Amend table of neighbourhood plan progress as follows:</i></p> <table><tr><th>Stage</th><th>Neighbourhood Plan</th></tr><tr><td>Made</td><td>Ardingly <u>Ashurst Wood</u> <u>Burgess Hill</u> Cuckfield Hurstpierpoint & Sayers Common <u>Lindfield & Lindfield Rural</u> <u>Turners Hill</u> <u>Twineham</u></td></tr></table>	Stage	Neighbourhood Plan	Made	Ardingly <u>Ashurst Wood</u> <u>Burgess Hill</u> Cuckfield Hurstpierpoint & Sayers Common <u>Lindfield & Lindfield Rural</u> <u>Turners Hill</u> <u>Twineham</u>	Factual update
Stage	Neighbourhood Plan						
Made	Ardingly <u>Ashurst Wood</u> <u>Burgess Hill</u> Cuckfield Hurstpierpoint & Sayers Common <u>Lindfield & Lindfield Rural</u> <u>Turners Hill</u> <u>Twineham</u>						

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			West Hoathly <u>Worth – Crawley Down</u>	
		Referendum	<u>Albourne</u> <u>Balcombe</u> <u>Bolney</u> <u>Burgess Hill</u> <u>Crawley Down</u> <u>Ashurst Wood</u>	
		Examination	<u>Burgess Hill</u> <u>Crawley Down</u> Lindfield & Lindfield Rural <u>Turners Hill</u> <u>Albourne</u> <u>Ansty & Staplefield</u> <u>Balcombe</u> <u>Bolney</u> <u>East Grinstead</u> <u>Haywards Heath</u>	
		<u>Submitted</u>	<u>Albourne</u> <u>Ashurst Wood</u> <u>Bolney</u> <u>Hassocks</u>	
		Consultation on draft plan	<u>Ansty & Staplefield</u> <u>Balcombe</u> <u>East Grinstead</u> <u>Turners Hill</u> <u>Albourne</u> <u>Ashurst Wood</u> <u>Twineham</u> <u>Bolney</u> <u>Horsted Keynes</u>	
		Plan area agreed	<u>Ansty & Staplefield</u> <u>Hassocks</u> <u>Horsted Keynes</u> <u>Balcombe</u> Slaugham (reached examination once	

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		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> but undertaking further work) Worth - Copthorne </div>	
Chapter 3: Overall Strategy – Ensuring Housing Delivery	3.26	3.26 Despite recent national economic difficulties, Mid Sussex has continued to receive development proposals and has permitted a significant number of planning applications. As at 1st April November 2015 , <u>April 2016</u> there were approximately 5,500 6,194 5,290 new homes already ‘committed’ on sites that are allocated in the Mid Sussex Local Plan, the Small Scale Housing Allocations Document, made neighbourhood plans; or have been granted planning permission, but not yet implemented.	
Chapter 3: Overall Strategy – Duty to Cooperate	3.43	<p><i>Amend text as follows:</i></p> <p>Duty to Cooperate</p> <p>3.43 The ongoing cooperation between local authorities in the area has been positive and effective during the preparation of this Plan, as evidenced in the Council’s ‘Duty to Cooperate Statement’. These relationships and joint working practices will need to continue to be effective and constructive on an ongoing basis to address the very significant challenges for the wider area in meeting housing and other development needs. If a second runway at Gatwick is supported by Government this would present a further significant challenge for the wider area. The main mechanisms for this cooperation will be the Gatwick Diamond Initiative, the Coastal West Sussex and Greater Brighton Strategic Planning Board and the Greater Brighton Economic Board. The outcomes from these discussions and any underpinning technical work will be taken into account and progressed through Local Plan reviews. Mid Sussex District Council is fully committed to continuing to work positively and proactively with partners to plan strategically for the wider area in the longer term. This will include exploring long term opportunities to work together with others to narrow the gap between the planned housing provision and the assessed needs of the wider area. <u>Examples of such work are:</u></p> <p><u>i) the refreshing of the Local Strategic Statement for Coastal West Sussex and Greater Brighton, which now includes Mid Sussex, agreed in January 2016 and</u></p> <p><u>ii) the refreshing of the Local Strategic Statement for the Gatwick Diamond, recently commissioned.</u></p>	In response to representations from Brighton & Hove CC on the Focused Amendments.

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		3.44 As noted above, the Plan's housing provision includes a contribution of 405-46 dwellings per year towards the unmet needs of neighbouring authorities, and the strategic allocation at Pease Pottage is proposed as a direct response to those of Crawley Borough Council.	
Chapter 4: Policies	DP2: Sustainable Economic Development	<p><i>Amend policy as follows:</i></p> <p>DP2: Sustainable Economic Development</p> <p>The District Plan strategy is based on the Council's aspiration for sustainable economic growth. This aspiration will contribute towards enhancing the prosperity of the Gatwick Diamond and Greater Brighton City Region, providing the opportunity for the residents of Mid Sussex to work locally and reduce the need to commute. The joint Economic Growth Assessment (2014) highlights a high degree of economic inter-relationship between Crawley, Horsham and Mid Sussex. Overall economic strength is dependent on ongoing and continued joint-working and effective management of strategic issues across the economic sub-region, particularly with those authorities whose economies are critically interrelated to Mid Sussex. The Council will continue to support the Mid Sussex economy and wider economic sub-region in collaboration with other local authorities and alongside the work of the Coast to Capital Local Enterprise Partnership over the Plan period.</p> <p>The District Plan reflects the requirements of the National Planning Policy Framework paragraph 21, by setting out a clear economic vision and strategy, identifying strategic sites and criteria for supporting inward investment and existing businesses. Policy DP2 encourages new businesses to the District in order to meet aspirations for economic growth and the wider benefits this would bring.</p> <p>The Mid Sussex Economic Development Strategy (2013) supports the delivery of Policy DP2 in a number of ways; by supporting the economy through facilitating new development, delivering starter units and the revitalisation of the town centres. It enables business growth and resilience through the Council delivering key services, procuring locally and paying invoices quickly. There will be support through the Gatwick Diamond Initiative and working with other partners including the County Council on specific initiatives.</p> <p>The Economic Growth Assessment (2014) indicates a need for additional employment land in the sub-region to maintain a high quality and competitive business offer. It is important that the District Plan allows for economic development opportunities that arise within the District,</p>	<p>To reflect the job number output from the latest POPGROUP software modelling.</p> <p>To make changes in line with the findings of the Science and Technology Park: Potential Locations Assessment</p>

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		<p>particularly for high quality, knowledge based or high-tech industries which the Economic Development Strategy recognises as a viable market for the District.</p> <p>The level of housing growth proposed in Policy DP5: Housing would result in the need to create an average of 330 <u>370</u> new jobs per year to accommodate the increased workforce.</p> <p>Coast to Capital Local Enterprise Partnership has identified Burgess Hill as a spatial priority in its Strategic Economic Plan (SEP) (2014). The spatial priorities in the SEP are defined as “locations with the most current growth or where there are opportunities to create the most capacity for future growth”. Coast to Capital has committed to making significant investment in the Burgess Hill area between 2015/16 and 2020/21 to deliver new jobs, homes and employment space.</p> <p>The Burgess Hill Employment Sites Study (2015) assessed the deliverability of the business park at Burgess Hill. This study sets out scenarios for job targets and commensurate floorspace provision for business park developments and updates the employment forecasts for Mid Sussex within the Economic Growth Assessment. The baseline assessment suggests an employment land demand figure of approximately 24 hectares between 2014 and 2031. The study states that this is best viewed as a realistic minimum and that a demand figure of 25-30 hectares should be used. However, the extent of unmet employment land needs from neighbouring local authorities in the Gatwick Diamond and wider Coast to Capital LEP area is projected to be significant and there are evident economic and sustainability consequences if an insufficient supply of employment land and floorspace is not secured.</p> <p>Policy DP2 therefore takes account of the recommendations in the evidence base by proposing an allocation of 30 hectares of new employment land between Burgess Hill and Cuckfield Road.</p> <p>The Coast to Capital Strategic Economic Plan (2014) supports both the business park proposal and the proposals for a high quality Science and Technology Park¹, the latter creating 100,000m² of employment floorspace and 2,500 new jobs (around 50% of which would be for new graduates). The Strategic Economic Plan (page 50) states that provision of these developments “will create more sustainable communities within Mid Sussex by improving job prospects within</p>	

¹ 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.”

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		<p>the District and reducing the need for commuting”.</p> <p>Paragraph 22 of the National Planning Policy Framework states that planning policies should “avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose”, so Policy DP2 also sets out the circumstances in which changes of use could take place.</p> <p>DP2: Sustainable Economic Development</p> <p><i>Strategic Objectives: 7) To promote a place which is attractive to a full range of businesses, and where local enterprise thrives; and 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting.</i></p> <p><i>Evidence Base: Burgess Hill Employment Sites Study; Coast to Capital Strategic Economic Plan; Gatwick Diamond Strategy; Mid Sussex Economic Development Strategy, Northern West Sussex Economic Growth Assessment, Housing and Economic Development Needs Assessment.</i></p> <p>The total number of additional jobs required within the district over the plan period is estimated to be an average of 330 <u>370</u> jobs per year. This will be achieved by:</p> <ul style="list-style-type: none"> • Encouraging high quality development of land and premises to meet the needs of 21st century businesses; • Supporting existing businesses, and allowing them room to expand; • Encouraging inward investment, especially the location, promotion and expansion of clusters or networks of knowledge, creative or high technology industries; • Seeking the provision of appropriate infrastructure to support business growth – in particular high speed broadband connections. <p>Provision for new employment land and premises will be made by :</p> <ul style="list-style-type: none"> • Allocating 30 hectares of land as a high quality business park at Burgess Hill to the east of Cuckfield Road; • Incorporating employment provision within large scale housing development as part of a mixed use development where it is appropriate; and • Allowing new small-scale economic development, in the countryside, including tourism (in accordance with Development in the Countryside policies). 	

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		<p>The development of a s<u>S</u>cience and T<u>T</u>echnology p<u>P</u>ark¹ has been proposed to support research and development and provide <u>high quality</u> 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"> • <u>how the proposal demonstrates that it</u> would contribute to meeting the overall objectives of this policy; • <u>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;</u> • how the proposal would secure the objectives of Policy DP19: Transport, particularly in terms of delivering sustainable transport; <u>and</u> • the <u>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, Woodland and Hedgerows, DP37: Biodiversity and DP38: Green Infrastructure</u> the wider impact on the environment and the surrounding area. <p>Effective use of employment land and premises will be made by:</p> <ul style="list-style-type: none"> • Protecting allocated and existing employment land and premises (including tourism) unless it can be demonstrated that there is no reasonable prospect of its use or continued use for employment or it can be demonstrated that the loss of employment provision is outweighed by the benefits or relative need for the proposed alternative use; • Permitting appropriate intensification, conversion, redevelopment and/ or extension for employment uses providing it is in accordance with other policies in the Plan; • Giving priority to the re-use or adaptation of rural buildings for business or tourism use and to the diversification of activities on existing farm units (in 	

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		<p>accordance with Development in the Countryside policies).</p> <p>Neighbourhood Plans should:</p> <ul style="list-style-type: none"> • Identify the needs of local businesses and their local residents for employment opportunities and any areas requiring economic regeneration, infrastructure provision or environmental enhancement as required by paragraph 21 of the National Planning Policy Framework; and • Allocate sufficient land within their towns and villages to meet these needs. <p>If monitoring indicates that there is an insufficient supply of allocated employment sites to meet the District's jobs needs, then the eCouncil will consider allocating sites through a Site Allocations Development Plan Document, produced by the District Council.</p>	
Chapter 4: Policies	DP3: Town Centre Development	<p><i>Amend supporting text as follows:</i></p> <p>The Council supports the regeneration and renewal of the three key town centres of Burgess Hill, East Grinstead and Haywards Heath. The town centres provide a range of shops and other facilities which play a key role in serving each town and the surrounding villages and rural areas.</p> <p>The Mid Sussex District Council Retail Study (September 2008, updated November 2014 <u>and May 2016</u>) 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 201<u>46</u> found that for convenience goods, there is no district-wide capacity for new retail floorspace until 2024 over the Plan period until 2031 as the supermarket permitted as part of the Haywards Heath railway station redevelopment will effectively 'soak up' any quantitative need for new retail floorspace over the short/medium term. Over the Plan period until 2031, the study found that there is a forecast capacity for 2,475m² net of new convenience goods floorspace, the majority of which should be directed towards Burgess Hill and East Grinstead.</p> <p>For comparison goods, the study forecasts <u>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</u></p>	To ensure the policy's supporting text is consistent with the Mid Sussex Retail Study Update 2016.

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		<p>schemes in Haywards Heath (the station redevelopment) and Burgess Hill (The Martlets redevelopment) quantitative need for new retail floorspace of 13,689m² net by 2031. However, capacity for new floorspace emerges towards the end of the forecast period in 2029 for 5,781m² net, and is forecast to increase to 8,643m² by 2031. This capacity is fairly evenly distributed between Haywards Heath (3,675 3,558m²), Burgess Hill (396 5,156m²) and East Grinstead (4,254 4,463m²). There is more limited capacity forecast for Hassocks, Hurstpierpoint and the district's other main village centres (525 542m²). Because 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 quantitative need for new floorspace until 2029 and the prospect of town centre redevelopment in East Grinstead by 2031, it is not considered necessary to include specific targets for retail floorspace within the policy.</p> <p>Policy DP3 supports the regeneration of the town centres and seeks to maintain the overall objective of improving the services and attractiveness of the district's town centres by encouraging developments of mixed uses to meet the needs of the community.</p> <p>Proposals for retail, leisure and office and other main town centre uses should be in a town centre location in accordance with the sequential test for town centre uses. Where planning applications are for main town centre uses proposed on the edge of town, outside the town centre or out of town and are not in accordance with the District Plan or Neighbourhood Plan, the Council will apply a sequential test and require an impact assessment as set out in the National Planning Policy Framework (paragraphs 24-27).</p> <p>When assessing planning applications for retail developments outside a town centre, the Retail Study Update 2014 considers that a local impact threshold of 500m² would be justified as an alternative to the default threshold of 2,500m² identified by the National Planning Policy Framework. The level of detail included within a Retail Impact Assessment should be proportionate to the scale and type of retail floorspace proposed, and should be agreed between the Council and the applicant on a case-by-case basis.</p>	
Chapter 4: Policies	DP5: Housing	<p>The District Plan sets a housing provision figure of 11,05013,600 homes in the period 2014 – 2031 (650800 per annum). The evidence that underpins this figure is explained in Chapter 3 under 'Meeting Housing Needs'.</p> <p>The start date of the Plan in terms of housing delivery is 1st April 2014. 630 new homes were built</p>	To reflect the latest housing land supply position in the 2016 SHLAA.

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		<p>between 1st April 2014 and 31st March 2015, with a further 454,868 <u>new homes were</u> built between 1st April 2015 and 31st October 2015 <u>31st March 2016</u>. These and count towards meeting the overall target. As at 1st April November 2015 <u>April 2016</u>, there were 5,405,619, 5,290 commitments within the planning process. This leaves a remaining target of 5,304,632, 6,812 to be identified. 3,500 new homes will be delivered as part of the strategic development to the north and northwest of Burgess Hill. A further site for 600 homes at Pease Pottage is also allocated for strategic development. , leaving a residual figure of 1,515.</p> <p>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 <u>495,450</u> units. This allowance has not been identified as a source of supply to meet the overall target. , but any additional unplanned sites that do deliver housing during the Plan period will act as a contingency should other identified sources not come forward. No allowance is made for large windfall sites to avoid double counting within the SHLAA. Taking into account the sources of supply that are set out above, there is a residual amount of 1,730,262 dwellings.</p> <p>The preparation of Neighbourhood Plans is a key part of the strategy for the delivery of housing. The preferred strategy is for these 1,515 new homes to be delivered through Neighbourhood Plans. Twenty Neighbourhood Plan Areas have been designated in Mid Sussex, covering all of the Towns and Parishes within the District Plan Area. As at June October 2015 <u>June 2016</u>, four <u>ten</u> of these plans have been ‘made’, two three are will be two more are at examination stage. It is anticipated that all of the Neighbourhood Plans will have progressed to at least submission stage by autumn 2015 by Spring 201<u>7</u><u>6</u>.</p> <p><i>Amend policy text as follows:</i></p> <p>Policy DP5 sets a District housing requirement of 13,600 homes between 2014 – 2031, at an average of 800 homes per annum. This will comprise:</p> <table><tr><td>District Plan Requirement</td><td>13,600</td></tr><tr><td>Completions 2014/15</td><td>630</td></tr><tr><td>Completions 2015/16 (as at 31st October 2015)</td><td>454,868</td></tr></table>	District Plan Requirement	13,600	Completions 2014/15	630	Completions 2015/16 (as at 31st October 2015)	454,868	
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		Total Housing Commitments (including sites with planning permission, strategic development at Kings Way, Burgess Hill, and allocations in made neighbourhood plans)	6,194 <u>5,290</u>	
		Strategic development north and north-west of Burgess Hill	3,500	
		Strategic development east of Pease Pottage	600	
		Windfall allowance	495 <u>450</u>	
		Elsewhere in the District, as allocated through future neighbourhood plans, the Site Allocations document and identified SHLAA sites (years 1 – 5).	1,730 <u>2,262</u>	
Chapter 4: Policies	DP6: Settlement Hierarchy	<p><i>Amend policy as follows:</i></p> <p>DP6: Settlement Hierarchy</p> <p><i>Strategic Objectives: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting; 9) To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community; 12) To support sustainable communities which are safe, healthy and inclusive; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.</i></p> <p><i>Evidence Base: Settlement Sustainability Review.</i></p>		To anticipate expected changes to the National Planning Policy Framework on planning for small sites.

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		<p>Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP24 Character and Design), and not cause harm to the character and function of the settlement.</p> <p>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:</p> <ol style="list-style-type: none">1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document; and <u>or where the proposed development is for fewer than 10 dwellings;</u>2. The site adjoins an existing settlement edge; and3. The development is demonstrated to be sustainable, <u>including by reference</u> having regard to the settlement hierarchy. <table><tr><th>Category</th><th>Settlement characteristics and function</th><th>Settlements</th></tr><tr><td>Category 1</td><td>Settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements.</td><td>Burgess Hill, East Grinstead, Haywards Heath</td></tr><tr><td>Category 2</td><td>Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public</td><td>Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield</td></tr></table>	Category	Settlement characteristics and function	Settlements	Category 1	Settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements.	Burgess Hill, East Grinstead, Haywards Heath	Category 2	Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield	
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Category 2	Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield										

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		<p>transport.</p> <table><tr><td>Category 3</td><td>Medium sized villages providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities, often shared with neighbouring settlements.</td><td>Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly</td></tr><tr><td>Category 4</td><td>Small villages with limited services often only serving the settlement itself.</td><td>Ansty, Staplefield, Slaugham, Twineham and Warninglid</td></tr><tr><td>Category 5</td><td>These small settlements have very limited or no services.</td><td>Hamlets such as Birch Grove, Brook Street, Hickstead, Highbrook and Walstead.</td></tr></table>	Category 3	Medium sized villages providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities, often shared with neighbouring settlements.	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly	Category 4	Small villages with limited services often only serving the settlement itself.	Ansty, Staplefield, Slaugham, Twineham and Warninglid	Category 5	These small settlements have very limited or no services.	Hamlets such as Birch Grove, Brook Street, Hickstead, Highbrook and Walstead.	
Category 3	Medium sized villages providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities, often shared with neighbouring settlements.	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly										
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Chapter 4: Policies	DP7: General Principles for Strategic Development at Burgess Hill	<p><i>Amend policy as follows:</i></p> <p>DP7: General Principles for Strategic Development at Burgess Hill</p> <p><i>Strategic Objectives: All.</i></p> <p><i>Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill Employment Sites Study; Burgess Hill Town Centre Masterplan; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Coast to Capital Strategic Economic Plan; Greater Brighton City Deal; Mid Sussex Landscape Capacity Study; Mid Sussex Playing Pitch Strategy; Mid Sussex Transport Study; West Sussex Transport Plan 2011-2026.</i></p> <p>All strategic development at Burgess Hill, as shown on the inset map, is required to</p>	To reflect changes to Policy DP29: Affordable Housing									

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		<p>support the general principles set out in this policy.</p> <p>Strategic development will:</p> <ul style="list-style-type: none"> • Be designed in a way that integrates it into the existing town providing connectivity with all relevant services and facilities; • Contribute towards a better, more accessible town centre with a greater range of shops, an expansion of retail floorspace, leisure uses and public realm improvements including a new public square; • Provide additional, high quality employment opportunities including suitably located Business Park developments accessible by public transport; • Improve public transport, walking and cycling infrastructure and access to Burgess Hill and Wivelsfield railway stations, including the provision of, or contributions to enhancing, transport interchanges; • Provide necessary transport improvements that take account of the wider impact of the development on the surrounding area; • Provide highway improvements in and around Burgess Hill including addressing the limitations of the A2300 link road and its junction with the A23 and east-west traffic movements across Burgess Hill and, where necessary, improvements across the highway authority boundary in East Sussex; • Provide new and improved community, retail, cultural, educational, health, recreation, play and other facilities to create services and places that help to form strong local communities and encourage healthy lifestyles; • Provide new and/or improved and well connected sports, recreation and open space in and around Burgess Hill, including the continuation of the existing 'Green Circle' of linked areas of informal open space around the town along with its associated network of multi-functional² paths, the Green Circle network, and links into the town centre; • Support the delivery of a multi-functional⁶ route between Burgess Hill and Haywards Heath; 	

² In this context multi-functional means able to be used by walkers, cyclists and horse-riders

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		<ul style="list-style-type: none"> • Provide a Centre for Community Sport in the vicinity of the Triangle Leisure Centre; • Provide a range of housing including a minimum of 30 <u>40</u>% affordable housing, in accordance with policy DP29 Affordable Housing and housing for older people; • Identify and respond to environmental, landscape and ecological constraints and deliver opportunities to enhance local biodiversity and contribute to the delivery of green infrastructure in and around the town in accordance with policies elsewhere in the Plan including DP37 Biodiversity and DP38 Green Infrastructure; • Provide an effective telecommunications infrastructure, including provision for broadband; • Not be occupied until necessary improvements at Goddards Green Waste Water Treatment Works and connecting pipework and pumping stations to increase the capacity and environmental quality are implemented; and • Wherever possible, incorporate on-site 'community energy systems', such as Combined Heat and Power or other appropriate low carbon technologies, to meet energy needs and create a sustainable development. The development shall also include appropriate carbon reduction, energy efficiency and water consumption reduction measures to demonstrate high levels of sustainability. 	
Chapter 4: Policies	DP9: Strategic allocation to the north and north-west of Burgess Hill	<p><i>Amend supporting text as follows:</i></p> <p>This strategic allocation is a greenfield site lying between Bedelands Nature Reserve on the east side of Burgess Hill and the Goddards Green Waste Water Treatment works to the west and largely comprises land known as the Northern Arc.</p> <p>The Sustainability Appraisal for the District Plan assesses this site alongside other proposed alternatives for strategic development in Mid Sussex and this site scores favourably overall. The site contains a number of ancient woodlands that must be protected and areas of flood risk that will need to be adequately mitigated. The Council's Strategic Flood Risk Assessment (2015) provides specific advice on the flood risk characteristics of the site.</p> <p>The Burgess Hill Town Wide Strategy (2011), identified this site as a preferred location for</p>	<p><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</u></p>

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		<p>housing development as a mixed use site for homes, with neighbourhood facilities, major education facilities (primary and secondary schools), a Centre for Community Sport, extension of the Green Circle network, and sustainable transport amongst other infrastructure requirements. The Strategy has informed this strategic policy and the Council's District-wide Infrastructure Delivery Plan.</p> <p>The development to the north and northwest of Burgess Hill is an essential part of the delivery of the overall housing numbers for the District Plan and infrastructure for Burgess Hill and the surrounding area. The scale of development proposed is significant and the allocation will be required to meet a number of criteria. These include a phasing strategy and programme of delivery for housing (including for Gypsy and Traveller needs), employment and infrastructure as well as specific principles relating to the site. The development should also meet the general principles of development outlined in policy DP7.</p> <p>The area between Maple Drive and the 'Northern Arc' is included within the allocation because it is important that the new development is integrated with the existing town and that there are good public transport and pedestrian links between the development and Wivelsfield station.</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 <u>an allocation wide</u> masterplan, infrastructure delivery strategy, including a fair and reasonable mechanism for apportioning the in-kind provision of infrastructure and/or costs, and <u>an allocation wide</u> phasing strategy. This is necessary to secure a comprehensive approach to masterplanning and infrastructure delivery for the <u>allocation a</u>Area as a whole and <u>to</u> ensure that proposals for part of the <u>allocation a</u> area help deliver a high quality cohesive place that meets overall policy objectives and do not prejudice future phases of development or infrastructure provision. <u>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.</u></p> <p>In May 2014 <u>November 2015</u>, the Council resolved to granted 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> <p><i>Amend policy as follows:</i></p>	<p><u>sums as an alternative delivery mechanism of Gypsy and Traveller provision.</u></p> <p><u>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)</u></p>

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		<p>DP9: Strategic allocation to the north and north-west of Burgess Hill</p> <p><i>Strategic Objectives: All.</i></p> <p><i>Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill Employment Sites Study; Coast to Capital Strategic Economic Plan; Greater Brighton City Deal; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Mid Sussex Landscape Capacity Study; Mid Sussex Playing Pitch Strategy; Strategic Flood Risk Assessment; West Sussex Transport Plan 2011-2026; <u>Mid Sussex Transport Study</u>; Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment</i></p> <p>Strategic mixed-use development (which will need to conform to the general principles in Policy DP7: General Principles for Strategic Development at Burgess Hill), as shown on the inset map, is allocated to the north and north-west of Burgess Hill for <u>the phased development of</u>:</p> <ul style="list-style-type: none"> • Approximately 3,500 additional homes and <u>associated</u> new neighbourhood centres, including retail, education, health, employment, leisure, recreation and community uses, sufficient to meet the day to day needs of the whole of the development and located as far as possible so at least one new neighbourhood centre is within 10 minutes' walk of <u>all-most</u> new homes; • 30 hectares of land for use as a high quality business park south of the A2300 and served by public transport; • Two new primary schools (including co-location of nursery provision and community use facilities as appropriate) and a new secondary school campus, in each case in locations well connected with residential development and neighbourhood centres; • A Centre for Community Sport in the vicinity of the Triangle Leisure Centre and St Paul's Catholic College; • <u>A Provision of permanent pitches total of 24 pitches</u> for <u>settled</u> Gypsies and Travellers to contribute, towards the additional <u>total identified</u> need within the District <u>for pitches commensurable with the overall scale of residential</u> 	

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		<p><u>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;</u> 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);</p> <ul style="list-style-type: none"> • 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. <p>Strategic mixed-use development in this location will:</p> <ul style="list-style-type: none"> • Progress in accordance with the approved Allocation-wide Spatial Masterplan, Infrastructure Delivery Strategy, Phasing Strategy and Financial Appraisal. An Allocation-wide Spatial 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 each of these documents has been approved by the local planning authority. Each planning application to be determined thereafter shall accord with such approved documents unless otherwise agreed by the local planning authority. <p>The Allocation-wide Infrastructure Delivery Strategy will demonstrate that the development of the Strategic Allocation Area will deliver, in a timely manner, sufficient infrastructure to cater for the needs of the Strategic Allocation Area as a whole and also mitigate to an acceptable level the effects of the whole development upon the surrounding area and community; this will include provision of:</p>	

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		<ul style="list-style-type: none"> • (a) the infrastructure, as set out in the Council's Infrastructure Delivery Plan, the Burgess Hill Town Wide Strategy and identified in technical assessments, to be implemented before or alongside development in accordance with a Phasing Strategy approved by the local planning authority; • (b) sustainable transport measures and other infrastructure requirements, including measures to mitigate impacts upon the local and Strategic Road Network in Burgess Hill and the surrounding area. This will include (i) the new Northern Link Road through the Strategic Allocation Area helping alleviate additional traffic to the town and offering an alternative route around Burgess Hill; the road will be designed as a central boulevard offering a highly attractive and functional route through the Strategic Allocation Area; (ii) improved links across the A2300 and A273 Sussex Way/Jane Murray Way to improve integration with the remainder of Burgess Hill; (iii) improved east-west connections across the strategic site; (iv) provision of new bus routes or diversion of existing routes to connect with key hubs including railway and bus stations and Burgess Hill and Haywards Heath town centres; (v) a legible and permeable network and hierarchy of safe streets and public rights of way including pedestrian and cycleways and appropriate high quality street furniture; (vi) streets and spaces that are attractive and pedestrian friendly; and (vii) appropriate off-street car parking and secure cycle parking in accordance with relevant standards. <p>The Allocation-wide Phasing Strategy will set out the proposed phasing of the Strategic Allocation Area, including the relevant land uses and infrastructure delivery for each phase:</p> <ul style="list-style-type: none"> • Identify and take account of environmental, landscape and ecological constraints including where possible avoiding or minimising harm to sensitive receptors and appropriately responding to the landscape setting including retention of woodland, hedgerows and other important natural features wherever possible and appropriate landscaping and safe design of balancing ponds and water/drainage features; and deliver opportunities and requirements as set out in Policy DP7 General Principles 	

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		<p>for Strategic Development at Burgess Hill, DP37 Biodiversity and DP38 Green Infrastructure including new publicly accessible open space and routes including the continuation of the existing 'Green Circle' comprising multi-functional paths and areas, mostly within a 20 metre to 30 metre corridor along the stream running through the Strategic Allocation Area, with spokes to the north and south which incorporate and respond to ecological constraints, topography, flooding issues and landscaping features; links into the town centre; provision of natural and semi-natural green space, children's play space and community allotments; and provision of pedestrian and cycle links to such spaces;</p> <ul style="list-style-type: none"> • Take account of on-site flood plains and avoid areas of current and future flood risk through a sequential approach to site layout to comply with Policy DP42 Flood Risk and recommendations in the Strategic Flood Risk Assessment; • Identify, avoid, mitigate and manage the risks posed to water quality associated with the historic land uses and support the delivery of 'Good' ecological status of the River Adur and Copyhold Stream in accordance with DP41 Water Infrastructure and the Water Environment; • Consider the relationship between the Goddards Green Waste Water Treatment Works and the Strategic Allocation Area including appropriate measures to avoid or mitigate odour impacts from the Treatment Works including the appropriate location of sensitive land uses; and • Ensure access to existing sewerage infrastructure for maintenance and improvements. <p>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.</p> <p><u>Phase-specific further requirements</u></p>	

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		<p>To be acceptable, planning applications that cover a phase or part of the Strategic Allocation Area must be accompanied by:</p> <ul style="list-style-type: none"> • An application-specific Masterplan and Delivery Statement for approval by the local planning authority that relates to the application site and sets out: <ol style="list-style-type: none"> 1. Site-specific infrastructure requirements and how these relate and adequately contribute to the Allocation-wide Infrastructure Delivery Strategy; 2. Details of proposed development and its phasing, proposed triggers/ thresholds for the delivery of associated infrastructure and how in each case these relate and adequately contribute to the Allocation-wide Spatial Masterplan, Infrastructure Delivery Strategy and Phasing Strategy and conform with the general principles in Policy DP7: General Principles for Strategic Development at Burgess Hill; and 3. Details of how proposed publicly accessible space, routes and facilities would be managed and maintained. • An application-specific Financial Appraisal in a format to be agreed in advance with the local planning authority and in accordance with relevant guidance, reporting on financial viability issues associated with the development and its relationship and contribution to the Allocation-wide Financial Appraisal and justifying the form and content of the proposals applied for in respect of the relevant phase or part (including the amount and type of affordable housing and, if applicable, any starter homes and land reserved for custom or self-build homes) should be submitted to and approved by the local planning authority. 	
<u>Chapter 4: Policies</u>	<u>(DP9 – Map of land north and north-west of Burgess Hill)</u>	<p><u>Amend map (Appendix A):</u></p> <ul style="list-style-type: none"> • <u>To include additional land within the strategic development:</u> <ul style="list-style-type: none"> ○ <u>For additional land within proposed employment area; and</u> ○ <u>To include proposed highway access from Maple Drive</u> 	<u>To reflect land controlled by developers and proposed highway access</u>

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			<u>from Maple Drive</u>
Chapter 4: Policies	DP9A: Strategic allocation to the east of Pease Pottage	<p><i>Amend policy as follows:</i></p> <p>DP9A: Strategic allocation to the east of Pease Pottage</p> <p>This greenfield site lies to the south of Crawley adjacent to the M23 motorway and the Pease Pottage Service Station. Although the site is within the High Weald Area of Outstanding Natural Beauty (AONB), its landscape quality is distinctly variable. This quality is particularly poor on the western side of the site adjacent to the motorway and the service station, and there would be potential for development to enhance the visual quality of this area.</p> <p>It has been established through the Crawley <u>Borough</u> 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. Pease Pottage 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><u>A planning application has been submitted for the development of the site (decision pending).</u> Pre-application discussions have taken place for a development on the site. This proposes 600 dwellings at a density of approximately 30 dwellings per hectare (recognising the sensitivity of the site), 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>In locational terms, the site's proximity and accessibility to Crawley (there are good bus links) provides a sustainable opportunity to meet some of the town's unmet needs. Whilst the service</p>	In response to Thames Water Utilities Ltd's and Crawley BC's representations on the Focused Amendments.

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		<p>station opposite the site caters primarily for the needs of motorists, it does offer limited local convenience shopping, and the health and education provision proposed on the site would also improve the sustainability of this location.</p> <p>Work is being undertaken with West Sussex County Council and Highways England to ensure that access can be satisfactorily gained to the site without exacerbating current traffic conditions at junction 11 of the M23. 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.</p> <p>DP9A: Strategic allocation to the east of Pease Pottage</p> <p><i>Strategic Objectives: All.</i></p> <p><i>Evidence Base: High Weald Area of Outstanding Natural Beauty Management Plan 2014-2019; A Landscape Character Assessment for Mid Sussex; Mid Sussex Landscape Capacity Study, Sustainability Assessment of Cross-Boundary Options for the Mid Sussex District Plan; Strategic Flood Risk Assessment; <u>Mid Sussex Transport Study; Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment</u></i></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"> • Approximately 600 new homes; • <u>Provision of permanent pitches for settled Gypsies and Travellers to contribute, towards the additional total identified need within the District commensurable with the overall scale of residential development proposed by the strategic development; or the provision of an equivalent financial contribution towards the off-site provision of pitches towards the additional total identified need within the District (or part thereof if some on-site provision is made) commensurable with the overall scale of residential development proposed by the strategic development, if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale; unless</u> 	

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		<p><u>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></p> <ul style="list-style-type: none"> • A new primary school (including co-location of nursery provision and community use facilities as appropriate); and • A hospice including a community café. <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"> • Provide a suitable access to the site and appropriate mitigation to support the development with regards to the local and Strategic Road Networks, including junction 11 of the M23 motorway; • Provide appropriate mitigation to reduce the impact of the development on the landscape and to ensure, in particular, that development respects and where possible enhances the natural beauty and characteristics of the High Weald Area of Outstanding Natural Beauty. <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> • 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 <u>safe</u> pedestrian/cycling connectivity with surrounding settlements, in particular Pease Pottage and Crawley. <u>The development should include mitigation measures that address the issue of pedestrian / cycling</u> 	

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		<p><u>connectivity over the M23 motorway and onwards to Crawley;</u></p> <ul style="list-style-type: none"> • 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 30<u>40</u>% affordable housing, in accordance with Policy DP29: Affordable Housing and housing for older people <u>and market housing mix should reflect the housing needs of Crawley as well as Mid Sussex; and</u> and • Wherever possible, incorporate on-site ‘community energy systems’, such as Combined Heat and Power or other appropriate low carbon technologies, to meet energy needs and create a sustainable development. The development shall also include appropriate carbon reduction, energy efficiency and water consumption reduction measures to demonstrate high levels of sustainability. • <u>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</u> • <u>Provide surface water drainage, based on sustainable drainage principles in accordance with DP41 Flood Risk and Drainage.</u> <p><u>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 occupied until any necessary improvements at CWWTW and connecting pipework and pumping stations to increase the capacity and environmental quality are implemented.</u></p> <p><u>The Sustainability Appraisal and Landscape evidence that has been prepared to support</u></p>	

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		<u>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.</u>	
Chapter 4: Policies	DP13: New Homes in the Countryside	<p><i>Amend policy as follows:</i></p> <p>DP13: New Homes in the Countryside</p> <p><i>Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.</i></p> <p><i>Evidence Base: A Landscape Character Assessment for Mid Sussex; Town and Parish Council submissions.</i></p> <p>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:</p> <ul style="list-style-type: none"> • Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or • In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or • Affordable housing in accordance with Policy DP30 Rural Exception Sites' <u>or</u> • <u>The proposed development meets the requirements of Policy DP6 Settlement Hierarchy.</u> <p>Permanent agricultural (includes forestry and certain other full time rural worker) dwellings will only be permitted to support existing agricultural activities on well-established agricultural units where:</p>	To anticipate expected changes to the National Planning Policy Framework on planning for small sites.

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		<ul style="list-style-type: none"> • The need cannot be fulfilled by another existing dwelling on or any other existing accommodation near the agricultural unit; and • It can be proven that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times; and • It can be proven that the farming enterprise is economically viable; and • It can be proven that the size of the dwelling is commensurate with the established functional requirement of the agricultural unit. <p>Temporary agricultural dwellings essential to support a new farming activity either on a newly created agricultural unit or on an established one will be subject to the criteria above and should normally be provided by temporary accommodation.</p> <p>Applications for the removal of agricultural occupancy conditions will only be permitted where it can be proven that there is no longer any need for the dwelling for someone solely, mainly or last working in agriculture or forestry or other rural based enterprise.</p> <p>This will be based on an up to date assessment of the demand for farm (or other occupational) dwellings in the area as a whole, and not just on a particular holding. New 'granny annexes' that are physically separate to the dwelling are defined as a new home and are subject to the same requirements as above.</p> <p><u>Re-use of rural buildings for residential use</u></p> <p>The re-use and adaptation of rural buildings for residential use in the countryside will be permitted where it is not a recently constructed ³agricultural building which has not been or has been little used for its original purpose and:</p> <ul style="list-style-type: none"> • the re-use would secure the future of a heritage asset; or • the re-use would lead to an enhancement of the immediate setting and the quality of the rural and landscape character of the area is maintained. <p><u>Replacement dwellings in the countryside</u></p>	

³ The term 'recently constructed' will generally be held to apply to buildings constructed within about two/three years of a planning application for their re-use or adaptation.

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		<p>Replacement dwellings in the countryside will be permitted where:</p> <ul style="list-style-type: none"> • The residential use has not been abandoned; • Highway, access and parking requirements can be met; and • The replacement dwelling maintains or where possible enhances the quality of the natural and/or built landscape particularly in the High Weald Area of Outstanding Natural Beauty, especially if a significant change in scale from the existing dwelling is proposed. 	
Chapter 4: Policies	DP18: Securing Infrastructure	<p><i>Amend policy as follows:</i></p> <p>DP18: Securing Infrastructure</p> <p><i>Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks.</i></p> <p><i>Evidence Base: Community Infrastructure Levy and Affordable Housing Viability Assessment; Mid Sussex Infrastructure Delivery Plan; Mid Sussex Playing Pitch Strategy; Town and Parish Council submissions and Neighbourhood Plans.</i></p> <p>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 developer-funded contributions.</p> <p>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. <u>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 1,000m².</u></p> <p><u>In the High Weald Area of Outstanding Natural Beauty, tariff-style contributions will be</u></p>	To reflect the anticipated reinstatement of Government policy on planning obligations following a Court of Appeal decision on a High Court ruling in favour of Government policy introducing national thresholds for developer contributions.

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		<p><u>sought from residential developments providing a net increase of 6 dwellings and above.</u></p> <p>The Community Infrastructure Levy Charging Schedule sets how development proposals will be required to fund necessary infrastructure to support the development. The Levy will normally be spent on infrastructure needs in the locality of the scheme that generated it.</p> <p>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.</p>	
Chapter 4: Policies	DP19: Transport	<p><i>Amend the policy as follows:</i></p> <p>DP19: Transport</p> <p><i>Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.</i></p> <p><i>Evidence Base: Mid Sussex Transport Study; West Sussex Transport Plan 2011-2026.</i></p> <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"> • A high quality transport network that promotes a competitive and prosperous economy; • A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time; • Access to services, employment and housing; and • A transport network that feels, and is, safer and healthier to use. <p>To meet these objectives, development will only be permitted where:</p>	Typographical correction

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		<ul style="list-style-type: none"> • It is sustainably located to minimise the need for travel; • It facilitates and promotes the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, and includes suitable facilities for secure and safe cycle parking; • It does not 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; • <u>It is</u> designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages; • It provides adequate car parking for the proposed development in accordance with parking standards as agreed by the local planning authority or in accordance with the relevant neighbourhood plan. Residential development in and close to the town centres which are well served by public transport will normally be expected to make lower parking provision; • It is supported by a Transport Assessment/Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded; and • It 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. <p>Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles. Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so.</p>	
Chapter 4: Policies	DP24A: Housing Density	<p><i>Amend policy as follows:</i></p> <p>DP24A: Housing Density</p> <p><i>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</i></p>	In response to representations on the Focused Amendments.

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		<p><i>distinctive towns and villages, and retains their separate identity and character; and 4) To protect valued landscapes for their visual, historical and biodiversity qualities.</i></p> <p><i>Evidence Base: 'Urban Design Compendium', English Partnerships/The Housing Corporation, August 2000; Mid Sussex District Council analysis of densities achieved, November 2015</i></p> <p>In order to make efficient use of land, residential development must provide for net residential densities of at least:</p> <ul style="list-style-type: none"> • 50 dwellings per hectare within the built-up area boundaries of Burgess Hill, East Grinstead and Haywards Heath; • 45 dwellings per hectare on District Plan strategic allocations (This may be achieved by (a) locating higher densities in neighbourhood centres and around public transport 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.); • 40 dwellings per hectare on large sites with in excess of 5 hectares of developable land, <u>including the strategic allocations in the District Plan</u>; and • 30 dwellings per hectare in all other locations. <p>Developments that do not make efficient use of land will not be permitted. Lower densities will only be accepted where it can be adequately demonstrated that these are necessary in order to avoid harm to the established characteristics of the area and/or to residential amenity.</p> <p>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.</p> <p>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 c<u>C</u>ouncil will be mindful of the</p>	

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		overall benefits of the proposals.	
Chapter 4: Policies	DP26: Accessibility	<p><i>Amend policy as follows:</i></p> <p>DP26: Accessibility</p> <p><i>Strategic Objectives: 12) To support sustainable communities which are safe, healthy and inclusive; 13) To provide the amount and type of housing that meets the needs of all sectors of the community; and 14) To create environments that are accessible to all members of the community.</i></p> <p><i>Evidence Base: CABE Good Practice Guidance; Mid Sussex Whole Plan and CIL Viability Assessment (2016); DCLG Technical housing standards – nationally described space standard, March 2015; Housing and Economic Development Needs Assessment.</i></p> <p>All development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily.</p> <p>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.</p> <p>With regard to listed buildings, meeting standards of accessibility should ensure that the impact on the integrity of the building is minimised.</p> <p><u>Accessible and Adaptable Dwellings</u></p> <p>Category 2 – Accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4(2) will apply to all new residential dwellings (excluding new dwellings created by a change of use) in the district with the following exceptions:</p> <ol style="list-style-type: none"> 1) Where specific factors such as site topography make the provision of Category 2 – Accessible and adaptable dwellings Requirement M4(2) unachievable by practicable and/ or viable means; 2) Proposals for flatted residential buildings of fewer than 10 dwellings will be exempted from Category 2 – Accessible and adaptable dwellings Requirement 	To clarify the policy requirement for wheelchair units.

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		<p>M4(2).</p> <p><u>Wheelchair-user dwellings</u></p> <p>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 5%, dependent on the suitability of the site and the need at the time.</p> <p>The Requirement will also apply to private extra care, assisted living or other such schemes designed for frailer older people <u>or others with disabilities</u> and those in need of care or support services.</p>	
Chapter 4: Policies	DP28: Housing Mix	<p><i>Amend supporting text and policy as follows:</i></p> <p>The 2009 Northern West Sussex SHMA and Update (2012) established that there is not a direct relationship between household size and housing size, particularly in the market sector. The Update concludes that broad requirements for different types and sizes of new market housing should be set whilst taking into account a number of factors including broader economic and demographic changes.</p> <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. However Whilst a high proportion of these are existing older households who already have housing <u>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.</u></p> <p>The Council supports the provision of flexible <u>general market housing and specialist accommodation or care and specialist housing</u> appropriate for older persons through both public and private sector provision. <u>Providing suitable and alternative housing for older people can free up houses that are otherwise under occupied.</u></p>	<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</p>

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		<p><u>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 though lower vehicle usage levels and reduced parking requirements. For this reason, provided the scheme makes efficient use of land, any site considered appropriate for housing development would be positively considered for such older person accommodation through the decision making process</u></p> <p><u>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 buildings⁴. 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.</u></p> <p><u>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.</u></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; <u>and. Work on this</u></p>	<p>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>

⁴ See also Mid Sussex Infrastructure Delivery Plan

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		<p>document 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; <u>Policy DP9A – Strategic Allocation to the east of Pease Pottage</u> -and within the emerging Traveller Sites Allocations Document.</p> <p>DP28: Housing Mix</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: Parish Housing Needs Assessments; Housing and Economic Development Needs Assessment; Mid Sussex District Council Common Housing Register; Mid Sussex Self Build Register; Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment; Northern West Sussex Affordable Housing Needs Update Report (2014); Northern West Sussex – Mid Sussex: Strategic Housing Market Assessment Update Report (2012); Strategic Housing Market Assessment for Mid Sussex (2009).</i></p> <p>To support sustainable communities, housing development will:</p> <ul style="list-style-type: none"> • provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs; • meet the current and future needs of different groups in the community including older people, vulnerable groups and those wishing to build their own homes. This could include the provision of bungalows and other forms of suitable accommodation, and the provision of serviced self-build plots; and • <u>on strategic sites, provide permanent pitches for Gypsies and Travellers and Travelling Showpeople, as evidenced by the Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment or such other evidence as is available at the time; or the provision of an equivalent financial</u> 	

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		<p><u>contribution towards off-site provision (or part thereof if some on-site provision is made) if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale, commensurable with the overall scale of residential development proposed by the strategic development 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"> <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> <p>Evidence of housing need will be based on the best available evidence (including local evidence provided to support neighbourhood plans).</p>	
Chapter 4: Policies	DP29: Affordable Housing	<p><i>Amend supporting text and policy as follows:</i></p> <p><u>The Mid Sussex Housing and Economic Development Needs Assessment (HEDNA), drawing upon evidence provided by</u> the Northern West Sussex Affordable Housing Needs Update Report (2014) provide 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 and concludes that there is an estimated level of need evident in each local authority area in the Northern West Sussex Housing Market Area as each authority has an affordable housing need that is greater than the supply of such housing on an annual basis.</p> <p>Despite successes in reducing waiting lists by supplying more new affordable homes in recent years, for Mid Sussex this based upon delivering the plan provision of 800 homes per year in Mid Sussex, the net annual affordable housing need ranges from 191 <u>(meeting affordable housing reasonable preference group's needs)</u> to 294 <u>(total affordable housing waiting list needs)</u> homes per year (low and high estimate scenarios).</p> <p>The Update Report underlines that in setting affordable housing policies, the evidence of affordable housing need must be combined with other information, including considering the viability and deliverability of housing development. This is important in order to set a level of</p>	To reflect the introduction by Government through the Housing and Planning Act of; a general duty on local planning authorities to promote the supply of starter homes; and the setting of a starter home requirement meaning local planning authorities may only grant planning

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		<p>affordable housing that is realistic and deliverable.</p> <p>The Update Report indicates that 44.2% of newly forming households in Mid Sussex cannot afford to rent or buy on the open market. The Viability Assessment for Community Infrastructure Levy and Affordable Housing (2011), which also forms part of the evidence for the District Plan, indicates that raising the percentage of affordable housing sought on new sites above 30% would be unviable. The Mid Sussex Whole Plan & Community Infrastructure Levy Viability Assessment (2015) provides evidence that the threshold of 30% remains viable. However, 30% affordable housing is considered viable on all scales of development and will support the affordable housing thresholds set out in National Planning Practice Guidance. The Mid Sussex Whole Plan and Community Infrastructure Levy Viability Assessment Study -(2016) applies the likely costs of new housing developments, such as requirements for affordable housing, space standards, environmental policies, infrastructure contributions (Section 106 and/or CIL) and the normal development costs and mitigation, and provides evidence that the provision of 40% affordable housing, incorporating where appropriate a 20% provision of starter homes, 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 a net increase in the number of residential units on the site.</p> <p>DP29: Affordable Housing</p> <p><i>Strategic Objectives: 12) To support sustainable communities which are safe, healthy and inclusive; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.</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); Housing and Economic Development Needs Assessment; Mid Sussex Whole Plan & Community Infrastructure Levy Viability Study<u>Assessment</u> (2015<u>6</u>).</i></p> <p>The Council will seek:</p> <p>• the provision of a minimum of 30% affordable housing for all residential</p>	<p>permission for residential development if the starter homes requirement is met.</p> <p>To reflect reinstatement of Government policy guidance on affordable housing following a Court of Appeal ruling in favour of Government policy reintroducing national affordable housing thresholds set out in the Written Ministerial Statement of 28 November 2014.</p>

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		<p>developments providing a net increase of 4 dwellings and above;</p> <ul style="list-style-type: none"> • on residential developments providing a net increase of 1-3 dwellings, and in other circumstances where on-site provision is not practicable, 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. <u>• For all residential developments with a site area which exceeds 0.5 hectares in size (irrespective of the number of dwellings or the combined gross floorspace area to be provided), the provision of a minimum 20% starter homes units will be made along with the appropriate provision of other forms of affordable housing as required;</u> <u>• For all residential developments providing a maximum combined gross floorspace area of more than 1,000m² but a net increase of less than 10 dwellings and with a site area of less than 0.5 hectares in size, the provision of a minimum of 40% affordable housing (with no starter homes units) in accordance with the tenure mix stated below;</u> <u>• For all residential developments providing a net increase of 10 dwellings, the provision of a minimum 20% starter home units. If such sites exceed a maximum combined gross floorspace area of more than 1,000m² the provision of a minimum 40% affordable housing provision of which 20% half will be starter home units; with the remaining and 20% half other forms of affordable housing provision, provided in accordance with the tenure mix stated below;</u> <u>• For all residential developments providing a net increase of 11 dwellings or above (irrespective of the whether or not they exceed a combined gross floorspace area of more than 1,000m²), the provision of a minimum of 40% affordable housing provision of which half 20% of the affordable housing provision will be starter home units with the remaining and half 20% other forms of affordable housing provision, provided in accordance with the tenure mix stated below;</u> <p><u>Within the High Weald Area of Outstanding Natural Beauty:</u></p>	

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		<ul style="list-style-type: none"> For all residential developments which exceed 0.5 hectares in size (irrespective of the number of dwellings to be provided), the provision of a minimum 20% starter homes will be made along with the appropriate provision of affordable housing; For all residential developments in the High Weald Area of Outstanding Natural Beauty providing a net increase of 6 – 9 dwellings, a commuted payment towards off-site provision, equivalent to providing a minimum 40% on-site affordable housing (with no starter home units) in accordance with the tenure mix stated below. The payment would be commuted until after the completion of the dwellings within the development. <p><u>For such sites exceeding 0.5ha, a minimum 40% affordable housing provision of which half will be on-site starter home units; and half other forms of affordable housing as a commuted payment towards off-site provision, equivalent to providing the remaining half of the affordable housing on-site in accordance with the tenure mix stated below.</u></p> <p><u>Payment for off-site provision would be commuted until after the completion of the dwellings within the development.</u></p> <ul style="list-style-type: none"> For all residential developments providing a net increase of 10 dwellings, the provision of a minimum 40% affordable housing. 20% Half of the affordable housing provision will be starter home units. with a A commuted payment will also be made towards off-site provision, equivalent to providing the remaining 20% half of the affordable housing on-site in accordance with the tenure mix stated below. <p><u>The payment for affordable housing excluding starter homes would be commuted until after the completion of the dwellings within the development.</u></p> <p>A mix of tenure will be required (normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix).</p> <p><u>Tenure mix – For the provision of affordable housing other than starter home units, a mix of tenure will be required (normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence</u></p>	

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		<p><u>supports a different mix). Details on tenure mix and the provision of affordable housing will be set out in a supplementary planning document.</u></p> <p>Proposals that do not meet these requirements will be refused unless significant clear evidence is provided to show that the site cannot support the required affordable housing from a viability and deliverability perspective. <u>Details of the evidence required to justify a revision to the affordable housing requirements will be set out in a Supplementary Planning Document.</u></p> <p>Free serviced land should be made available for the affordable housing <u>(except Starter Home units) which.</u> All affordable housing, which 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.</p> <p>Details about the provision of affordable housing will be set out in a Supplementary Planning Document.</p> <p>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>	
Chapter 4: Policies	DP31: Gypsies, Travellers and Travelling Showpeople	<p><i>Amend supporting text and policy as follows:</i></p> <p>The Central Government’s Planning Policy for Traveller Sites (2015), requires Local Planning Authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople to address the identified accommodation needs of Travellers in their area.</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</u> Traveller 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].</u> 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</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).

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		<p>Traveller accommodation.</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> <p>DP31: Gypsies, Travellers and Travelling Showpeople</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 Gypsy and Traveller and Travelling Showpeople Accommodation Assessment.</i></p> <p>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. <u>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 XX 23 households for settled Gypsies and Travellers overfor the period up to 2031 and does not identify any need to provide sites for Travelling Showpeople who no longer travel) [footnote 3].</u></p> <p>To ensure <u>that a sufficient provision amount</u> of permanent <u>culturally suitable housing for settled Gypsies, Travellers and Travelling Showpeople</u> Gypsy and Traveller sites <u>is delivered</u> to meet identified needs within an appropriate timescale, the Council makes provision for:</p> <ul style="list-style-type: none"> the allocation of <u>pitches 24 Gypsy and Traveller pitches</u> within the strategic allocation to the north and north-west of Burgess Hill; <u>(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);</u> 	

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		<ul style="list-style-type: none"> <u>the allocation of pitches within the strategic allocation to the east of Pease Pottage; or the provision of an equivalent financial contribution towards the off-site provision of pitches if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale (Policy DP9a refers); and</u> is seeking the provision of such pitches on strategic sites (Policy DP28 refers). <p>and<u>The Council</u> is progressing a Traveller Sites Allocations Development Plan Document <u>to allocate further sites over the plan period as required.</u></p> <p>The provision of permanent Gypsy and Traveller sites <u>accommodation to meet the changing needs of current and future Gypsy and Traveller and Travelling Showperson households</u> will be monitored to ensure a suitable supply of such sites is provided at the appropriate time.</p> <p><u>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.</u></p> <p>Existing Traveller sites will be safeguarded for Gypsy and Traveller use <u>[footnote 4]</u> at:</p> <ul style="list-style-type: none"> Fairplace Hill Caravan Site, Burgess Hill Bedelands Caravan Site, Burgess Hill Horsgate Caravan Site, Cuckfield Walstead Caravan Site, near Lindfield Highfields, near Warninglid Pitts Head (Woodside Park), near Warninglid Marigold Farm Caravan Site, near Ansty <p>Planning permission will not be granted for an alternative use on a safeguarded site unless an alternative, replacement site has been identified and developed to provide facilities of an equivalent or improved standard (including its location) whilst there</p>	

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		<p>remains a need for such sites as evidenced by the Gypsy and Traveller Accommodation Assessment or the best available evidence.</p> <p>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.</p> <p>New Gypsy, Traveller and Travelling Showpeople sites [footnote 2], and extensions to existing sites, including transit sites, will be permitted provided:</p> <ul style="list-style-type: none"> • 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 • <u>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</u> • <u>In the case of proposals within the High Weald AONB, Policy DP14: High Weald Area of Outstanding Natural Beauty will apply.</u> <p><u>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.</u></p> <p>In the case of proposals within the High Weald AONB, DP14 High Weald Area of Outstanding Natural Beauty will apply.</p>	

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		<p><u>Footnotes:</u></p> <ol style="list-style-type: none"> <u>1. See Annex 1 – Planning Policy for Traveller Sites (August 2015)</u> <u>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)</u> <u>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)</u> <u>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</u> 	
Chapter 4: Policies	DP41: Flood Risk and Drainage	<p><i>Amend policy as follows:</i></p> <p>DP41: Flood Risk and Drainage</p> <p><i>Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 12) To support sustainable communities which are safe, healthy and inclusive.</i></p> <p><i>Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water.People.Places SuDS guidance.</i></p> <p>Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.</p> <p>Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.</p> <p>Sustainable Drainage Systems (SuDS) should be implemented in <u>all</u> new developments <u>of</u></p>	To reflect changes in Government policy on flood risk put into effect by a Written Ministerial Statement on 18 th December 2014.

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		<p><u>10 dwellings or more, or equivalent non-residential or mixed development*</u>, 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.</p> <ul style="list-style-type: none">For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.The preferred hierarchy of managing surface water drainage from any development is:<ol style="list-style-type: none">Infiltration MeasuresAttenuation and discharge to watercourses; and if these cannot be met,Discharge to surface water only sewers. <p>Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.</p> <p><u>* As set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010.</u></p>													
Monitoring Schedule		<p><i>Insert new policy indicators and targets as follows:</i></p> <table><tr><th>Policy</th><th>Strategic Objectives</th><th>Indicator</th><th>Target</th><th>Implementation</th><th>Source</th></tr><tr><td><u>DP23: Community Facilities and Local Services</u></td><td><u>6, 12, 13</u></td><td><u>Net loss of specialist accommodation and care falling within Use Class C2</u></td><td><u>Minimise</u></td><td><u>Public agencies, Developers</u></td><td><u>MSDC Monitoring</u></td></tr></table>	Policy	Strategic Objectives	Indicator	Target	Implementation	Source	<u>DP23: Community Facilities and Local Services</u>	<u>6, 12, 13</u>	<u>Net loss of specialist accommodation and care falling within Use Class C2</u>	<u>Minimise</u>	<u>Public agencies, Developers</u>	<u>MSDC Monitoring</u>	To provide corrected/ updated policy indicators and targets.
Policy	Strategic Objectives	Indicator	Target	Implementation	Source										
<u>DP23: Community Facilities and Local Services</u>	<u>6, 12, 13</u>	<u>Net loss of specialist accommodation and care falling within Use Class C2</u>	<u>Minimise</u>	<u>Public agencies, Developers</u>	<u>MSDC Monitoring</u>										

Section of District Plan	District Plan Policy / Para / Appendix	Further Modifications (deleted text shown in red font as struck through and additional text shown in red font and <u>underlined</u>)						Reason for change																										
		<u>DP31: Gypsy and Travellers</u>	<u>44 12, 13</u>	<u>Number of unauthorised encampments in Mid Sussex</u>	<u>Minimise</u>	<u>Local Authority</u>	<u>MSDC Monitoring</u>																											
Appendix C	Saved Local Plan Policies	<i>Amend schedule of policies to be saved as follows:</i> <table><tr><th>Saved Local Plan Policy</th><th>Policy type</th></tr><tr><td>Burgess Hill</td><td></td></tr><tr><td>BH1 Open Air Market, Cyprus Road</td><td>Housing</td></tr><tr><td>BH2 The Oaks Centre, Junction Road</td><td>Housing</td></tr><tr><td>BH3 Station Yard and Car Park Burgess Hill</td><td>Mixed Housing</td></tr><tr><td>BH6 Land north of Faulkners Way, Burgess Hill [superseded by the made Burgess Hill Neighbourhood Plan]</td><td>Housing</td></tr><tr><td>East Grinstead</td><td></td></tr><tr><td>EG2 The Portlands</td><td>Conservation</td></tr><tr><td>EG5 East Grinstead Lawn Tennis Club</td><td>Housing</td></tr><tr><td>EG8 Stonequarry Woods</td><td>Housing</td></tr><tr><td>Haywards Heath</td><td></td></tr><tr><td>HH11 Land north of Rookery Farm</td><td>Housing</td></tr><tr><td>Pease Pottage</td><td></td></tr></table>						Saved Local Plan Policy	Policy type	Burgess Hill		BH1 Open Air Market, Cyprus Road	Housing	BH2 The Oaks Centre, Junction Road	Housing	BH3 Station Yard and Car Park Burgess Hill	Mixed Housing	BH6 Land north of Faulkners Way, Burgess Hill [superseded by the made Burgess Hill Neighbourhood Plan]	Housing	East Grinstead		EG2 The Portlands	Conservation	EG5 East Grinstead Lawn Tennis Club	Housing	EG8 Stonequarry Woods	Housing	Haywards Heath		HH11 Land north of Rookery Farm	Housing	Pease Pottage		Policy BH6 has been superseded by policies in the made Burgess Hill Neighbourhood Plan.
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		<table><tr><td>PP1 Hemsley nursery – residential (implemented) and public open space (not implemented)</td><td>Housing/ leisure</td></tr><tr><td>Turners Hill</td><td></td></tr><tr><td>TH1 Land at Clock Field</td><td>Housing</td></tr><tr><td>Rural Areas</td><td></td></tr><tr><td>RA2 Rowfant Business Centre</td><td>Site specific policy</td></tr></table>	PP1 Hemsley nursery – residential (implemented) and public open space (not implemented)	Housing/ leisure	Turners Hill		TH1 Land at Clock Field	Housing	Rural Areas		RA2 Rowfant Business Centre	Site specific policy	
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Appendix D	Glossary	<p><i>Add table to infrastructure entry and a definition of a Science Park as follows:</i></p> <p>Infrastructure – Includes roads and other transport facilities; flood defences; schools and other educational facilities; medical facilities; sporting and recreational facilities; and open spaces. <u>Examples of key infrastructure categories, and the elements within each group, are provided as follows:</u></p> <table><tr><th><u>Infrastructure Category</u></th><th><u>Elements Relevant to Mid Sussex</u></th></tr><tr><td><u>Transport</u></td><td><ul style="list-style-type: none">• <u>Road networks</u>• <u>Rail networks</u>• <u>Bus services</u>• <u>Cycling, walking and equestrian routes</u>• <u>Other public rights of way (PROW)</u>• <u>Parking facilities</u></td></tr><tr><td><u>Education</u></td><td><ul style="list-style-type: none">• <u>Pre-school and nursery schools</u>• <u>Primary and secondary education</u>• <u>Further and higher education</u>• <u>Special educational needs</u>• <u>Adult education</u></td></tr></table>	<u>Infrastructure Category</u>	<u>Elements Relevant to Mid Sussex</u>	<u>Transport</u>	<ul style="list-style-type: none">• <u>Road networks</u>• <u>Rail networks</u>• <u>Bus services</u>• <u>Cycling, walking and equestrian routes</u>• <u>Other public rights of way (PROW)</u>• <u>Parking facilities</u>	<u>Education</u>	<ul style="list-style-type: none">• <u>Pre-school and nursery schools</u>• <u>Primary and secondary education</u>• <u>Further and higher education</u>• <u>Special educational needs</u>• <u>Adult education</u>	Clarification on what is defined as infrastructure and the inclusion of a definition of a Science Park.				
<u>Infrastructure Category</u>	<u>Elements Relevant to Mid Sussex</u>												
<u>Transport</u>	<ul style="list-style-type: none">• <u>Road networks</u>• <u>Rail networks</u>• <u>Bus services</u>• <u>Cycling, walking and equestrian routes</u>• <u>Other public rights of way (PROW)</u>• <u>Parking facilities</u>												
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			<u>Health</u> <ul style="list-style-type: none">• <u>GPs, health centres and other community care facilities such as day-care centres</u>• <u>Clinical Commissioning Groups</u>• <u>Mental health hospitals and other support</u>• <u>Acute and general hospitals</u>• <u>Dental practices</u>• <u>Social care</u>	
			<u>Social Infrastructure</u> <ul style="list-style-type: none">• <u>Specialist accommodation and care falling within Use Class C2</u>• <u>Social and community facilities, including buildings</u>• <u>Cultural facilities such as arts centres and museums</u>• <u>Sports centres and other recreation facilities</u>• <u>Sports pitches</u>• <u>Play space</u>	
			<u>Green Infrastructure</u> <ul style="list-style-type: none">• <u>Flood defences and flood management schemes</u>• <u>Sustainable Drainage Systems (SuDS)</u>• <u>Open spaces and parks</u>• <u>Allotments</u>• <u>Biodiversity and nature conservation</u>	
			<u>Green Infrastructure – Habitats Regulations mitigation</u> <ul style="list-style-type: none">• <u>Interventions necessary to mitigate the effects of development on nature conservation sites</u>• <u>Suitable Alternative Natural Greenspace (SANG)</u>• <u>Strategic Access Management and Monitoring (SAMM)</u>	
			<u>Public and Community Services</u> <ul style="list-style-type: none">• <u>Emergency services (ambulance, fire and rescue, police)</u>• <u>Community safety schemes</u>• <u>Libraries</u>	

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			<ul style="list-style-type: none"> • <u>Places of worship</u> • <u>Cemeteries</u> • <u>Waste management and disposal, including recycling facilities</u> 	
		<u>Utility Services</u>	<ul style="list-style-type: none"> • <u>Electricity and gas distribution</u> • <u>Other energy supplies including renewable energy</u> • <u>Water supply</u> • <u>Wastewater treatment and sewerage</u> • <u>Telecommunications infrastructure, including broadband technology</u> 	
		<p>Science Park - a business support environment that encourages and supports the start-up, incubation and development of innovation-led, high-growth, knowledge-based businesses. Initiatives called by other names such as Research Park, Innovation Centre, Technology Park, Technopole or technology-based Incubator – where they aspire to meet the essential criteria set out above - are also included within the definition.</p>		

Appendix A – Map of land north and north-west of Burgess Hill (DP9)

