

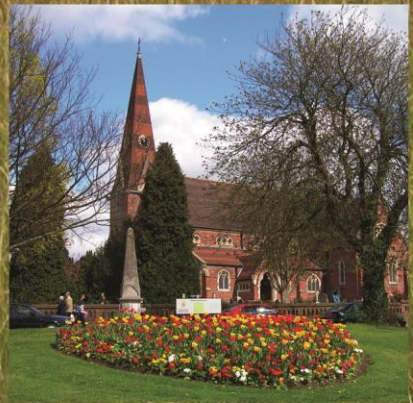
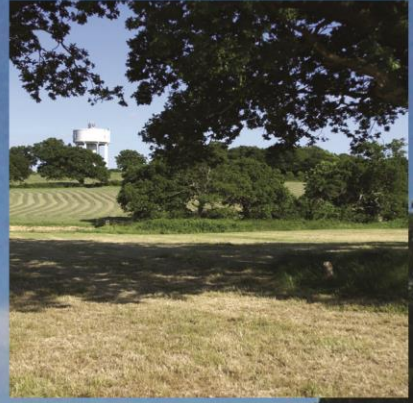
A neighbourhood plan For Burgess Hill

Burgess Hill
Neighbourhood Plan
2015-2031

‘Made’

NEIGHBOURHOOD
PLAN

January 2016





BURGESS HILL NEIGHBOURHOOD PLAN

Burgess Hill Town Council

'Made'

January 2016

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FOREWORD

The Burgess Hill Neighbourhood Plan is the result of significant input and work led by the Town Council, and involving residents and community members.

The aims of the Plan are:

- **To deliver improved civic and community facilities;**
- **To protect and enhance existing open spaces; and,**
- **To improve the residential environment.**

The Neighbourhood Plan is a Vision for 16 years from 2015 - 2031. It is inextricably linked to the 20 year vision for the town set out in the Burgess Hill Town-wide Strategy 2011 produced by the Town Council and the Mid Sussex Local Plan 2004.

The purpose of the Neighbourhood Plan is to focus on community development and to provide the framework to deliver benefits for residents, businesses and visitors. Funding for new community facilities and improvements is likely to come from new housing. The town's housing needs are contained within the strategic sites identified in the Town-wide Strategy.

The Plan provides clarity to communities, landowners and other interested parties on how the town will improve and transform for the benefit of the existing and future population.

Anne Jones MBE

Town Mayor

Burgess Hill

BACKGROUND

1. INTRODUCTION

- 1.1 Neighbourhood planning is a new way for communities to decide the future of the places in which they live and work. It empowers the community to shape the development and growth of a local area and enables local people to consider policies on a wide range of issues. They form part of the statutory development plan framework and must be taken into account when assessing planning applications.
- 1.2 The basis for the new form of local planning is set within the Localism Act 2011 and the National Planning Policy Framework 2012 (NPPF).
- 1.3 The ambitions of a neighbourhood plan should be in line with the strategic needs and priorities of the wider local area. They must be in general conformity with the strategic policies of the Local Plan (the adopted Mid Sussex Local Plan 2004 in this case). At the time of producing the Submission Neighbourhood Plan, the Mid Sussex District Plan 2013 had been formally withdrawn on 27th May 2014¹.

¹ The Council has produced a new timetable for the District Plan with a consultation on the revised draft District Plan in November 2014 – January 2015. As the Plan is withdrawn, the Neighbourhood Plan will not reference any specific policies. However, it will note where appropriate and relevant, any policies within the withdrawn Plan that refer to Burgess Hill or policy areas that are unlikely to change in the revised draft currently being produced [January 2015]. Details can be found here: <http://www.midsussex.gov.uk/8264.htm>

The Burgess Hill Neighbourhood Plan

- 1.4 The Plan is community led. It focuses on the benefits for local residents and the issues they have identified as being central to their needs and wishes for the future of the town. It covers the built up area of the town, encompassing a total of 6 wards and is a 16 year plan from 2015 – 2031. The Neighbourhood Plan boundary is shown below:



MAP 1 Neighbourhood Plan Boundary

- 1.5 The Neighbourhood Plan sets out a wide range of policies that address significant issues which have been developed in consultation with the local community. Details of the consultation with the community are set out in the Consultation Statement which accompanies the Neighbourhood Plan. The Plan is also accompanied by a Sustainability Appraisal and an Evidence Base document. The Plan has also been the subject of a Screening Exercise by Mid Sussex District Council to assess whether it has a significant effect on the protected characteristics of Ashdown Forest.

1.6 The key issues the community sought to see reflected in the neighbourhood plan are:

The Neighbourhood Plan must address the needs and wishes of the local community.

The Plan must only provide for new development where and when this is needed in order to:

- **Fund and support new community facilities and benefits.**
- **Improve the health and wellbeing of local people.**
- **Create new jobs for local people.**
- **Enhance the natural and historic environment.**
- **Improve education facilities.**
- **Improve the town centre.**
- **Improve leisure/recreation provision and facilities.**

The Neighbourhood Plan will resist and prevent further development in the town on green space.

The Neighbourhood Plan should recognise the strategic context set by the MSLP and MSDP including the protection of countryside to the south and east of the town.

The Plan should take account of the implications for the town of development set out in the Burgess Hill Town Wide Strategy.

2. THE NEIGHBOURHOOD PLAN STRATEGY

Introduction

- 2.1 The Burgess Hill Neighbourhood Plan provides a framework and vision for the future of Burgess Hill over the next 16 years. It provides clarity to communities, landowners and other interested parties on how the town will improve and transform for the benefit of the existing and future population. The Plan demonstrates the importance of protecting the town's natural environment and townscape with balancing the need to ensure that communities can access and enjoy key facilities.
- 2.2 Together with the Local Plan 2004, the Neighbourhood Plan will be the tool for planning related decision making in Burgess Hill. However, the Town Wide Strategy 2011 and the withdrawn Submission District Plan 2013 are referenced in this section due to their implications on the future growth and development of Burgess Hill.

Burgess Hill Town Wide Strategy 2011

- 2.3 The Town Wide Strategy 2011 has been produced by Burgess Hill Town Council as a 16 year plan for the strategic development of the town (to the north and east) to finance and deliver a significant amount of community regeneration and infrastructure improvements across the town. The key elements of infrastructure to be delivered through the Town Wide Strategy are:
- a better town centre with a greater range of shops, leisure and entertainment facilities and a more attractive pedestrian environment;
 - improved public transport, walking and cycling links as well as better roads;
 - new and improved community and cultural facilities;
 - additional high quality and suitably located business park development; and,
 - new, improved and well connected sports, recreation and open space in and around Burgess Hill.
 - A vibrant green infrastructure and increased biodiversity.
- 2.4 The Town Wide Strategy is a key evidence based document to the Neighbourhood Plan and will be for the revised draft District Plan and further details are set out in the accompanying Evidence Base Document to the Neighbourhood Plan. The infrastructure

improvements set out in the Town Wide Strategy significantly underpin the Neighbourhood Plan in terms of highway and access improvements, revitalised town centre, school and community provision and sports/recreation facilities.

Mid Sussex Local Plan 2004

- 2.5 The Mid Sussex Local Plan became the adopted Development Plan for the District in 2004. Many of the policies have been saved (as confirmed in a letter from GOSE in September 2007). Some of these will be superseded by the District Plan once it is adopted. In addition, some will also be superseded once the Neighbourhood Plan is adopted. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.
- 2.6 The Local Plan contains a number of general policies relating to the Countryside, housing, the built environment, transport and parking and recreation/community services. It also contains policies relating to Burgess Hill within a separate chapter. The saved policies that are considered to be strategic² and those that relate to Burgess Hill are attached as **Appendix B**.

Burgess Hill Chapter

- 2.7 A significant section of the Local Plan relates to individual policies for the towns and villages within the District. The most relevant section of the Local Plan for the Burgess Hill Neighbourhood Plan is the Burgess Hill chapter. It states that the aims are:
- (a) to provide a period for consolidation following the extensive development which has occurred on the west side of the town during the past 15 years;
 - (b) to protect the separate identity of Burgess Hill by maintaining the Strategic Gaps between the town and Hurstpierpoint/Keymer/Hassocks to the south and Haywards Heath to the north, and protecting the area between the built up area and Ditchling Common to the east;
 - (c) to provide for a modest amount of additional housing and commercial development as far as possible on previously developed land;

- (d) to secure improvements to Burgess Hill and Wivelsfield stations;
- (e) to complete the road links on the Victoria Industrial Estate;
- (f) to secure the redevelopment of the Martlets multi-storey car park and adjoining land;
- (g) to provide a new burial ground to serve the town;
- (h) to provide additional playing fields;
- (i) to consolidate and extend the 'Green Crescent' as a strategic area of informal public open space;
- (j) to safeguard and where possible to enhance the character and appearance of the Conservation Areas;
- (k) to stimulate a debate about the future of the Keymer Tile Works;
- (l) to secure the community facilities identified in the Plan; and
- (m) to maintain and where possible enhance the range and provision of community, recreation and leisure facilities within the town, including the protection of existing areas of open space.

2.8 Whilst some of these aims have been implemented, several are either out of date or no longer relevant. However, there are a number that are still current and will be taken forward in the Neighbourhood Plan especially where the community remains in support of these principles and options outlined in the Local Plan and would continue to seek their delivery.

Mid Sussex Submission District Plan 2014

2.9 This section provides a brief overview of the emerging District Plan. This summary provides a useful overview of the future strategic expansion of Burgess Hill.

2.10 The emerging District Plan outlines the strategic framework for development in Mid Sussex over the next two decades, setting out the vision and objectives with an overall strategy to implement those.

2.11 Burgess Hill plays a significant role in the emerging District Plan, due to the inclusion of strategic development proposals for the north and east of the town, comprising some 3,500 – 4,000 dwellings, and the proposed business park along the A2300. In the light

² Neighbourhood Plans should be in conformity with the strategic policies within the Development Plan for the local area.

of the allocation of these major development areas the emerging District Plan strongly protects the countryside to the west and south of Burgess Hill.

- 2.12 Whilst the Neighbourhood Plan focuses on the urban area, as referred to above, within the town, the future growth of the town in terms of housing and employment development are proposed within the emerging District Plan.

Providing to meet housing need

- 2.13 The National Planning Policy Framework, paragraph 17 sets out the 'Core Planning Principles' that should underpin plan-making and decision-taking. These include that:
- "Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth".
- 2.14 National Planning Practice Guidance (NPPG) sets out how local authorities should establish the objectively assessed housing needs for their area. It also advises that "Town/parish councils and designated neighbourhood forums (qualifying bodies) preparing neighbourhood plans can use this guidance to identify specific local needs that may be relevant to a neighbourhood but any assessment at such a local level should be proportionate. Designated neighbourhood forums and parish/town councils can also refer to existing needs assessments prepared by the local planning authority as a starting point. The neighbourhood plan should support the strategic development needs set out in Local Plans, including policies on housing and economic development. The level of housing and economic development is likely to be a strategic policy".
- 2.15 Mid Sussex District Council has used the NPPG advice to establish the objectively assessed housing need for the District as a whole from April 2014 – April 2031. Based on the latest DCLG population and household projections as at June 2015, this is 656 additional homes per annum. However, the data that the NPPG advises should inform such an assessment only exists at district level and does not go down to parish level. Therefore, in order to establish the objectively assessed housing need of each parish, the methodology advised by Mid Sussex District Council officers is to distribute the overall Mid Sussex figure according to the proportion of the District's households that were in each parish at the time of the 2011 Census. This is a reasonable assumption since the need figure is in part based on demographic growth, and the more existing households there are in a town or village the more new households will emerge from them.

2.16 Applying this formula to Burgess Hill results in an objectively assessed housing need figure of 2378 homes between April 2014 and April 2031 (or 149 per annum).

Proposed Housing Provision

2.17 The Burgess Hill Neighbourhood Plan includes the following proposed housing provision:

- Existing commitments (already allocated or with planning permission)
- Proposed sites for new allocations within the town centre study area, Victoria Road industrial estate and Leylands Park.

Table of Existing Commitments

Ward	Site Address	Overall Total	Total Remaining	Reference	Lapse Date
Chanctonbury Ward	Station yard/car park Burgess Hill	100	100	Allocated	
Franklands Ward	The Oaks Centre Junction Road Burgess Hill	12	12	Allocated	
Leylands Ward	North of Faulkners Way Burgess Hill	50	50	Allocated	
Leylands Ward	Gas holder station Leylands Road Burgess Hill	58	58	Allocated	
Town Ward	Open air market Burgess Hill	0	0	Allocated	
Dunstall Ward	Covers Timber Yard 107 Fairfield Road Burgess Hill	15	15	12/01052/FUL	23/07/2015
Leylands Ward	Former Sewage Treatment Works, Burgess Hill	325	325	08/01644/out	24/06/2019
Leylands Ward	Land at 152 Leylands Road, Burgess Hill	6	6	14/02395/FUL	12/01/2018
St Andrews Ward	Keymer Tile Works Nye Road Burgess Hill	475	475	09/03697/OUT	30/04/2017
St Andrews	Land East of Kingsway	480	480	12/01532/OUT	10/05/2016

Ward	Burgess Hill				
St Andrews Ward	The Garage, 1 Janes Lane, Burgess Hill, West Sussex, RH15 0QJ,	9	9	12/01690/FUL	12/11/2015
Town Ward	Osborne House Station Road Burgess Hill	14	14	14/03006/FUL	20/11/2017
Victoria Ward	71 Victoria Road, Burgess Hill	14	14	13/02759/FUL	30/12/2016
Victoria Ward	76 Victoria Road, Burgess Hill	11	11	13/03617/FUL	Commenced
Victoria Ward	69 Victoria Road, Burgess Hill	14	14	14/03097/FUL	08/01/2018
Victoria Road	67 Victoria Road, Burgess Hill	12	12	DM/15/0235	18/09/2019
Victoria Ward	Marlborough Court, Royal George Road, Burgess Hill	14	14	13/01183/FUL	Commenced
West Ward	Land north of Maltings Park (Phase 1 and 2) Burgess Hill (Woodpecker Crescent)	94	30	09/00602/FUL	

Table of Neighbourhood Plan Additional Estimated Yield

Neighbourhood Plan Policy Reference	Ward	Site Address	Anticipated/Indicative yield of units
Policy TC3	Meeds Ward	The Brow	100
Policy S1	Victoria Ward	Victoria Road	80
Policy LR1	Leylands Ward	Leylands Park	60

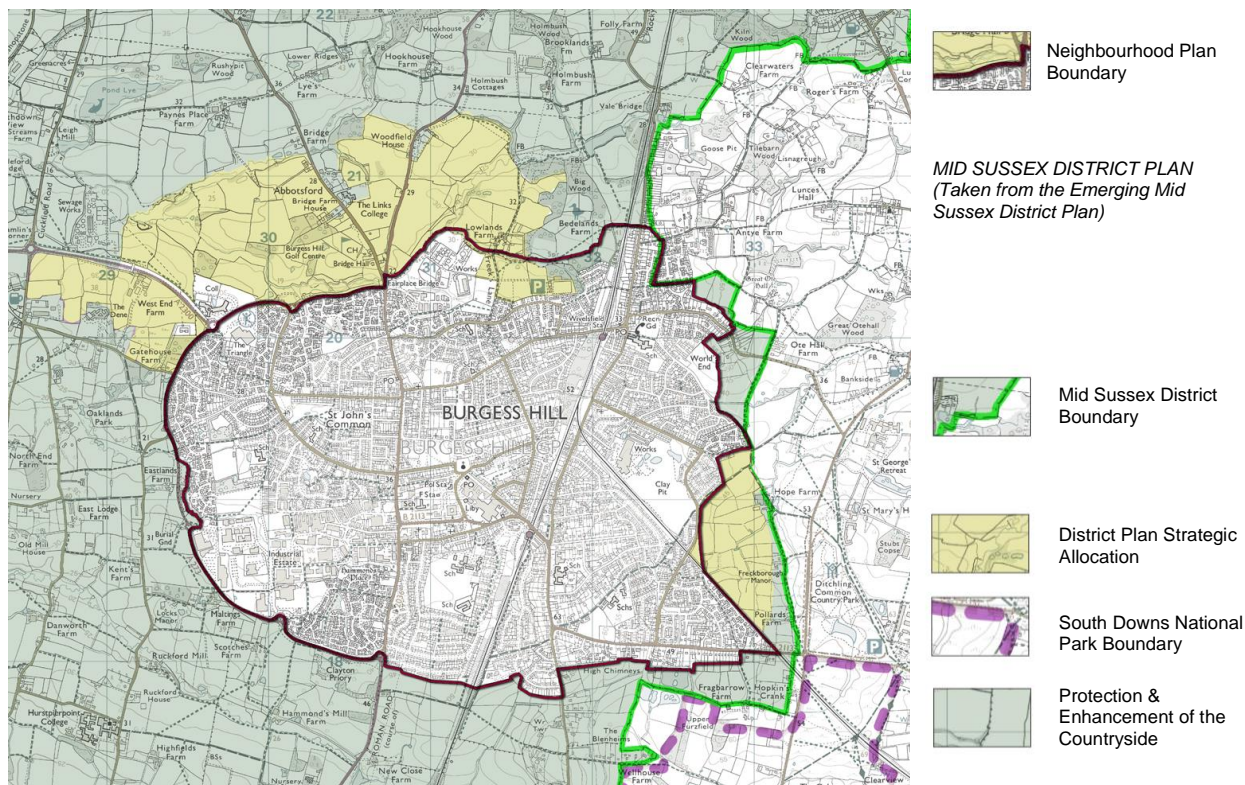
2.18 Also relevant is the strategic development to the north and west of Burgess Hill proposed in the Burgess Hill Town Wide Strategy and the emerging Mid Sussex District Plan, which includes approximately 3,500 new homes. Whilst this development is

primarily outside of the administrative boundary of Burgess Hill, and outside of its Neighbourhood Plan area, it is designed to function as an urban extension to Burgess Hill. Therefore its numbers will contribute to meeting the housing needs of Burgess Hill as well as meeting a wider District need.

- 2.19 Taking into account existing commitments (1639 units), proposed sites emerging through Neighbourhood Plan policies (indicative 240 units) and the strategic development proposed in the emerging Mid Sussex District Plan (3500 units), a total of approximately 5379 units will be built within the town over the plan period. The objectively assessed housing needs of Burgess Hill (2378 units) will therefore be met and the Neighbourhood Plan does not formally allocate additional housing sites.

Strategic Spatial Context

2.20 **Map 2³** shows the spatial context for Burgess Hill taking into account the strategic sites set out in the Town Wide Strategy and emerging District Plan and that documents protection of the countryside around the town. It provides the overall context and framework for the Neighbourhood Plan.



Map 2 – Strategic Spatial Context Map

³ The Emerging District Plan Proposals map has been used as the base for the spatial context map. This includes the proposed strategic land allocations. The Local Plan map has not been used as this is considered out of date and does not show how the Neighbourhood Plan relates to the Town Wide Strategy and the future growth of Burgess Hill.

3. VISION & CORE OBJECTIVES

THE VISION STATEMENT

In 2031, Burgess Hill will be a fully sustainable 21st century town, focused around a vibrant town centre; where the existing and future population can enjoy a range of community facilities and high quality green space for play and recreation.

It will be a town that empowers its community to be involved in its future.

3.1 The Core Objectives of the Burgess Hill Neighbourhood Plan provide focus to the aims and vision of the Plan. The Vision and Objectives correspond to the key issues identified from the early consultation undertaken in each ward during summer 2012 and the Drop-in sessions in November 2012 and March 2013. The key issues were set out at section 1.6.

CO 1. Promote sustainable and well designed development in the right location taking into account the character and amenity of the local area. Preserve and enhance existing residential neighbourhoods.

CO 2. To promote Burgess Hill as a place for businesses to locate to and where existing business can thrive and to enable local people to live and work within the town.

CO 3. Ensure that all sections of the community in Burgess Hill have appropriate access to community/medical services including retail, formal and informal recreational space and leisure facilities

CO 4. Prevent the loss and encourage the re-use of historic and significant buildings or assets of community value. Protect the amenities of existing residential areas/neighbourhoods.

CO 5. Protect and improve areas of existing landscape value and open space identified by local communities.

CO 6. Promote new open space areas and green infrastructure opportunities especially where there are deficiencies and encourage new opportunities to protect and enhance biodiversity as part of proposed developments.

CO 7. Promote the vitality and vibrancy of Burgess Hill town centre and enhance the accessibility and public realm within the town centre.

CO 8. Resist the loss of existing retail units in neighbourhoods where identified

important by local communities.

CO 9. Ensure adequate parking is provided for all new development.

CO10. Promote use of public/community transport and walking and cycling around the town.

CO11. Promote the aspiration that all new residential and commercial developments will be carbon free by supporting the efficient use of natural resources and sustainable design solutions.

NEIGHBOURHOOD PLAN POLICIES

4. INTRODUCTION TO POLICIES

4.1 This section sets out the policies for the Burgess Hill Neighbourhood Plan. The policies are grouped under themed topics as follows.

The Town Centre

4.2 The Neighbourhood Plan establishes 5 areas (known as spatial quarters) within the town centre where new development and investment is to be focused – each with its own identity and range of projects. The Neighbourhood Plan sets out a number of policy measures for each of the quarters together with a general policy on the town centre as a whole, improving access and open space/green areas. The policies are:

Policy TC1	The Civic and Cultural Quarter
Policy TC2	The Leisure and Entertainment Quarter
Policy TC3	The Brow Quarter
Policy TC4	The Retail Quarter
Policy TC5	The Station Quarter
Policy TC6	Urban Realm and Access in the Town Centre

Sustainable Neighbourhoods for Communities

4.3 A number of policies will result in social and environmental improvements to the quality of life for the local community. The policies are:

Policy S1	New Residential and Community Neighbourhood on Victoria Road Industrial Area
Policy S2	Wivelsfield Station and Worlds End
Policy S3	Protect and Enhance Existing Community and Medical Facilities
Policy S4	Parking Standards for new developments

Leisure and Recreation

4.4 The policies in this section refer to formal (indoor and outdoor) leisure and recreational facilities. The Burgess Hill Neighbourhood Plan can play a role by retaining all existing formal leisure and recreational facilities. The policies are:

Policy LR1	Improved Recreational Facilities and new Community/Sports Hall at Leylands Park
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- Policy LR2 A New Park and Nature Reserve for east Burgess Hill at Keymer Tile Works
- Policy LR3 Protect and Improve Existing Leisure and Recreational Facilities

Green Infrastructure

4.5 Burgess Hill has a high quality natural environment. The policies relating to Green Infrastructure in the Neighbourhood Plan include protecting areas of green open space, the connected network of green paths and cycleways around the town known as the Green Circle and matters relating to biodiversity and local green gaps that deliver a wide range of environmental, social and economic benefits for local people. The policies are:

- Policy G1 Areas of Open Space
- Policy G2 The Green Circle
- Policy G3 Nature Conservation and Biodiversity
- Policy G4 Local Green Space
- Policy G5 Allotment Sites
- Policy G6 Footpath and Cycle Links

Heritage & Character

4.6 This section includes a number of policies that protect and enhance the heritage and special character of the town. The policies are:

- Policy H1 Protecting and Enhancing Heritage Assets and Conservation Areas
- Policy H2 Back Garden Development
- Policy H3 Protect Areas of Townscape Value

4.7 Each policy contains four sections.

Supporting Text
Evidence base
Policy Text
Core Objectives

4.8 The supporting text and evidence base provide the background to the policy. The final section indicates which of the Core Objectives the policy sits under.

4.9 **Map 3a** and **Map 3b** are the proposal maps that accompany the Neighbourhood Plan. These are attached as Appendix A. The policies are divided between the 2 maps as follows:

Map 3a: Sustainable Neighbourhoods for Communities, Leisure & Recreation, Heritage & Character.

Map 3b: Green Infrastructure

5. TOWN CENTRE STUDY AREA

Background

- 5.1 Burgess Hill town centre is a stand-alone study area due to its importance to the success and viability of the wider town. It is the main retail and commercial centre, containing a number of community facilities such as the Library and Martlets Hall. The range of shops is limited and the public realm is 'tired', community facilities are not sufficient for a growing town, offices are empty, and the general impression does not match the aspirations and relatively high economic profile of the resident base around the town. The delivery of the policies contained in this chapter is greatly helped by the fact that the majority of land is vested in the public sector and a Burgess Hill Development Board has been established comprising the key partners in order to deliver the proposed improvements.
- 5.2 The main objectives of the town centre study area and policies are:
1. **To create opportunities for new mixed use development to create a modern 21st century retail and civic centre.**
 2. **To provide a new Civic Centre to include Police, Town Council and Library.**
 3. **To provide a new Community Arts Centre.**
 4. **To provide a new Community Centre.**
 5. **To provide a new town square.**
 6. **To identify sites for new entertainment proposals.**
 7. **To improve the green and urban environment.**
 8. **To create the opportunities for more leisure based activities within the town.**
- 5.3 Although some of this will be funded through the proposed Burgess Hill strategic developments, the Neighbourhood Plan further enhances previous town centre plans and some limited housing will be required to help fund some of the new community facilities. It is anticipated that some 200 houses will be required in the wider town centre over the 20 year plan period.
- 5.4 In addition, as has happened across the UK, there has been a shift in the behaviour of shoppers and consumers in recent years. A greater emphasis on internet shopping and the impact of the recession and the amount of money people have to spend has had an

impact on the retail market. Many town centres are now moving towards the provision of leisure facilities as well as shopping that supports the day and evening economy as a way of diversifying the offer for customers. Therefore, town centre development is not just about adding more retail space but instead, is about attracting a range of visitors that wish to shop but also eat, drink and visit leisure activities. Many of the proposals within the study area will be market led with support from public bodies.

5.5 The policies for the town centre seek to:

- **Retain the existing level of parking provision, new and improved pedestrian and cycle routes.**
- **Support the development of a minimum of 200 new dwellings (including affordable housing in accordance with the Local Plan)** to help create a more liveable environment in the town centre and to help fund the proposed community and civic developments. A significant amount of the funding for the town centre improvements will also be provided through the Northern Arc strategic development.
- **Identify how the proposals will be brought forward** and in particular, the role of public authorities in delivering the policies.
- **To bring forward high quality design to enhance the townscape character.**

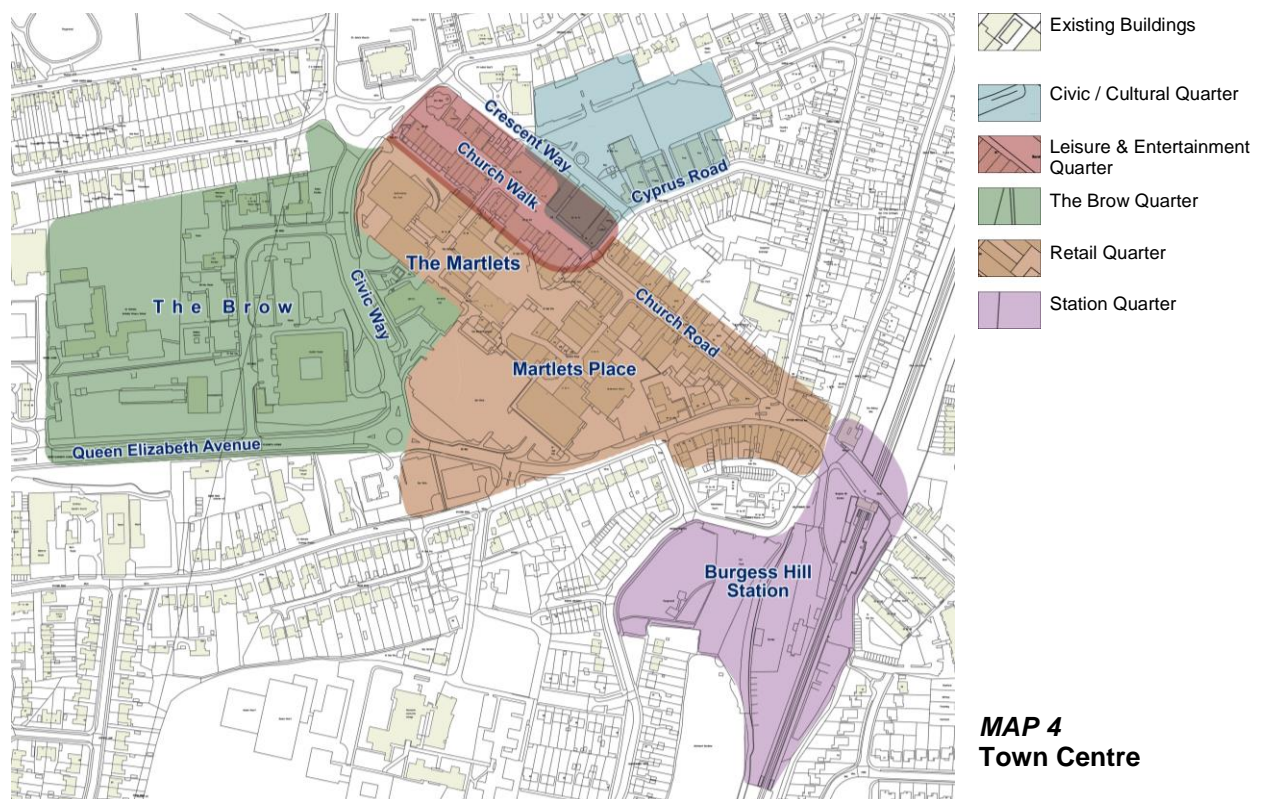
5.6 The policies for each quarter are shown on Map 4. The spatial quarters are as follows:

1. **The Civic and Cultural Quarter.** This centres on Cyprus Road car park and provides for a mix of development including housing.
2. **The Leisure and Entertainment Quarter.** This centres along Church Walk and links in with the proposed cinema and retail development.
3. **The Brow Quarter.** This is focused around The Brow and includes new housing and medical/health facilities and open space.
4. **The Retail Quarter.** This includes the two existing shopping centres and surrounding area. It includes proposals for new and improved retail space.
5. **The Station Quarter.** This includes Burgess Hill station and Queens Crescent car park.

It is recognised that in regenerating the town centre over a period of time it will be necessary to be able to approach opportunities for redevelopment in a flexible way across the Quarters to secure a successful regeneration.

Existing Planning Policy and Evidence Base

5.7 A number of studies and masterplans have been completed for Burgess Hill town centre as well as planning policies and a Supplementary Planning Document (SPD) note which cover the town centre. This section focuses particularly on the SPD as it remains the key statutory planning policy document. The need to create a new civic quarter in the town has been identified through the various consultation exercises but it is acknowledged that these need to be centrally located within the town and easily accessible. The Neighbourhood Plan seeks to locate these uses around the Cyprus Road car park area but the Town Council is committed to locating the library in particular as close to the centre of town as possible. In addition, there was significant feedback from the 2014 consultation on the Pre-Submission Plan relating to a heritage centre or museum within the town reflecting the historic interest of Burgess Hill and this is now included within Policy TC1 .



Mid Sussex Local Plan 2004

5.8 Within the Shopping chapter, there are policies relating to town centre retail developments in Burgess Hill (Policy S1). The Local Plan also includes a chapter on Burgess Hill. This includes

Policy BH1 - Land at the former open air market, Cyprus Road, Burgess Hill (approximately 0.4 hectares) is allocated for residential development.

Policy BH3 - Land at Burgess Hill station (approximately 1.75 hectares) is allocated for a mixed use development including provision of approximately 60 dwellings.

Policy BH13 - Land adjoining The Martlets Shopping Centre, including the multi-storey car park, is allocated for redevelopment.

Burgess Hill Masterplan SPD 2006⁴

5.9 This document was produced and adopted by the District Council as a guide to the revitalisation and redevelopment of Burgess Hill town centre. It provides additional guidance to supplement the statutory planning guidance as set out in their Local Plan and is used to help assess planning applications within the town centre. Some of the development guidance within the SPD remains relevant today although it does not place any particular relevance on providing leisure and entertainment facilities in the town. It is now agreed that the town centre needs to provide for a range of experiences and facilities rather than merely focusing on retail provision. The policies within the Neighbourhood Plan serve to update or amend those within the SPD which are no longer relevant or deliverable. The Table attached at **Appendix C** summarises the development guidance in the SPD and how the Neighbourhood Plan updates this.

Burgess Hill Town Wide Strategy 2011

5.10 The Town Wide Strategy sets out the strategic development in Burgess Hill that will fund and support a number of key projects relating to the town centre including:

Town centre improvements - The town centre projects identified largely relate to its revitalisation and in particular, improvements to the public realm. Three key locations

⁴ Copies can be downloaded <http://www.midsussex.gov.uk/media/BHnov06-full.pdf>

were identified for public realm improvements - Queen Elizabeth Avenue, Civic Way and Church Road/Church Walk. A new public square acting as a focal point for Burgess Hill is proposed.

Community/Arts/Civic Centre - Burgess Hill is home to a number of key public services including the Library, Martlets Hall, Police Station, Town Council offices and possibly health facilities. At present, these are accommodated on a number of sites across the town centre. The Library and Martlets Hall in particular are in need of an upgrade. This was first identified in the 2006 SPD. The Strategy identifies the need to consolidate the facilities into modern purpose built facilities.

Neighbourhood Plan Policies

THE CIVIC AND CULTURAL QUARTER

Evidence Base

The SPD states that land located to the north east of the town centre bounded by Crescent Way, Cyprus Road and Crescent Road should be more intensively developed and is identified as a location for new residential development. The Town Wide Strategy does not specifically refer to Cyprus Road car park but does focus on improving the civic and community/arts facilities within the town. Feedback from the 2014 consultation on the Pre-Submission Neighbourhood Plan indicated the public's wish to have a Burgess Hill heritage focus within the town centre.

POLICY TC1 THE CIVIC AND CULTURAL QUARTER

This Quarter is focused on the Cyprus Road car park area with links through to Church Walk. Development that provides new, high quality and accessible community resources such as a new library, arts centre/theatre, civic offices and police station will be supported. Any development proposals will be required to provide public realm space including green areas, seating and outdoor space to create a focus for the community activities. New housing development will be acceptable in principle as part of a mixed use scheme only where it will facilitate the provision of the aforementioned community facilities. The existing level of car parking will be maintained within the area and the quality improved. A heritage centre is to be provided within one of the proposed civic buildings and the façade of the Orion Cinema will be retained.

This policy sits under **Core Objective CO 7** - promote the vitality and vibrancy of Burgess Hill town centre and enhance the accessibility and public realm within the town centre.



Map 5 Civic and Cultural Quarter – Illustrative Proposals

THE LEISURE AND ENTERTAINMENT QUARTER

Evidence Base

The SPD identifies the pedestrian section of Church Walk as being bland. A varied mix of food and drink establishments is encouraged to ensure vitality for the town as the evening economy of the town is limited. A leisure offer that is more orientated to families and older persons is required that consists of a broader range of restaurants, cafes and cultural/recreational activities and could include a new multi-screen cinema, and a new performance venue to replace the outdated Martlets Hall.

The Town Wide Strategy sets out project proposals to improve the public realm environment to Church Walk.



POLICY TC2 THE LEISURE AND ENTERTAINMENT QUARTER

This Quarter is focused on Church Walk. Proposals for new leisure and entertainment activities will generally be supported. This includes restaurants and cafes and new retail outlets.

Proposals for a new town cinema and public square will be supported in this Quarter, linking through to the Retail Quarter. This area will also be the focus for town wide activities such as street market and performance area. The public square should be pedestrian and access friendly and include landmark buildings and gateway treatment at key locations. Opportunities to widen the evening economy offer will be supported in this location.

This policy sits under **Core Objective CO 7** - promote the vitality and vibrancy of Burgess Hill town centre and enhance the accessibility and public realm within the town centre.



-  Existing Buildings
-  LEISURE & ENTERTAINMENT QUARTER OUTLINE

Proposals

-  Retail
-  Public Realm / Green Space
-  Leisure Facility

Proposals in adjoining Quarters

-  Civic
-  Public Car Park
-  Housing
-  Employment

**MAP 6
Leisure &
Entertainment
Quarter –
Illustrative
Proposals**

THE BROW QUARTER

Evidence Base

The SPD sets out a number of highway/access improvements around The Brow/Civic Way and Queen Elizabeth Avenue. New housing development could be brought forward as part of a mixed use development west of The Brow. The Town Wide Strategy refers to access and public realm improvements to Civic Way and entrances to the town. This policy seeks to provide for a wide range of development proposals in order to maximise the use of this town centre/urban site.

POLICY TC3 THE BROW QUARTER

There are opportunities to redevelop the Brow following relocation of any public and community services from this area. The development mix that could be supported includes:

- Relocate St Wilfrids School within the Quarter.
- Additional open space.
- Redevelop part of Martlets site for a significant amount of open market housing in conjunction with New River Retail proposals.
- New community facilities.
- Improved medical/health facilities.
- Opportunities for new employment/hotel development.
- Improvements to access across Civic Way.

This policy sits under **Core Objective CO 7** - promote the vitality and vibrancy of Burgess Hill town centre and enhance the accessibility and public realm within the town centre.



MAP 7
The Brow Quarter – Illustrative Proposals

THE RETAIL QUARTER

Evidence Base

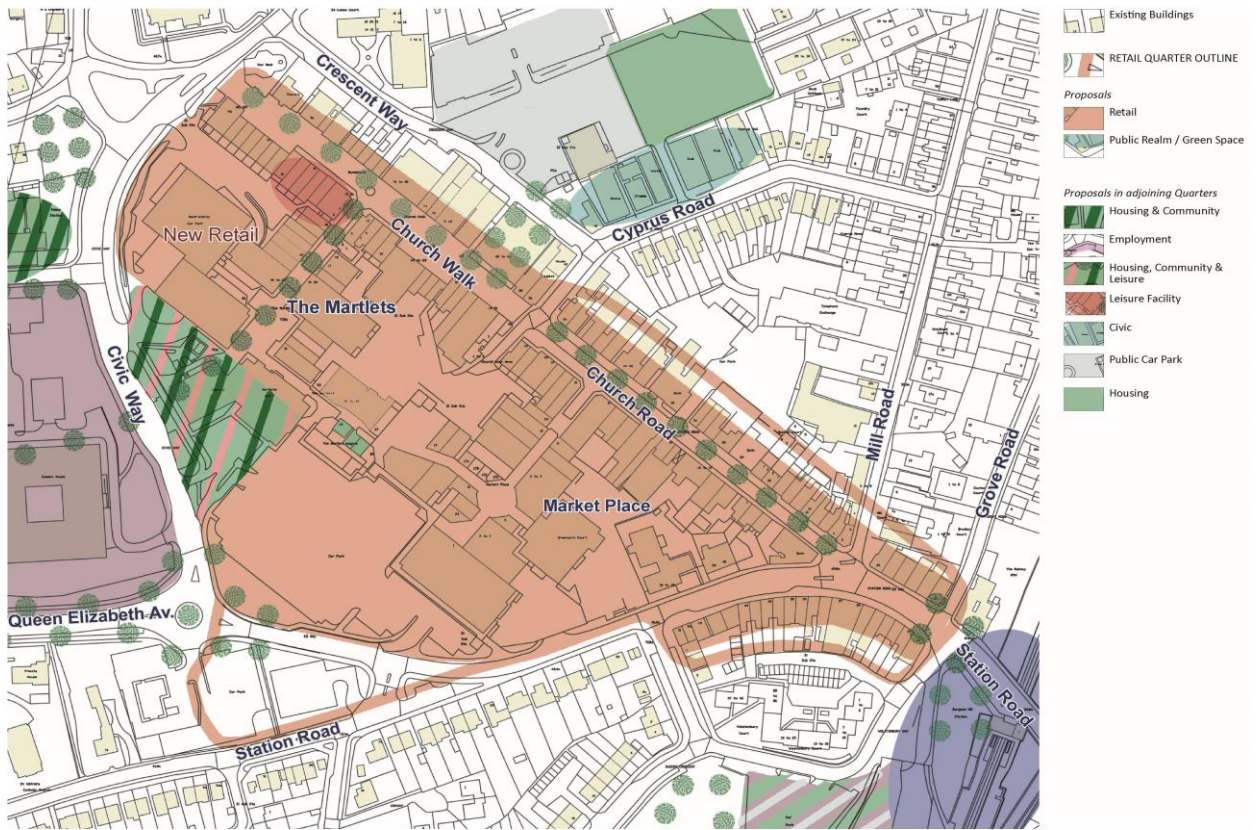
The SPD states that redevelopment of the area immediately west of the existing retail core to create a new shopping quarter to connect into Church Road and Church Walk is required and this should include a mixture of accommodation to address the requirements of multiples and independent shops, with a mixture of floor plate sizes, including larger units. Any redevelopment of the town centre will require the re-provision of existing parking and additional parking in accordance with prevailing car parking standards. The Town Wide Strategy supports improvements to the retail offer and public realm within the town centre.

POLICY TC4 THE RETAIL QUARTER

Development will be brought forward through private sector investment. The Retail Quarter is centred on the existing outdoor and indoor shopping area – linked between Church Walk and the Martlets Shopping Centre as well as the retail units in Church Road. New developments supported for this area include food retail and other new retail opportunities, a new square and employment. This Quarter links with the Leisure and Entertainment Quarter and supports a new cinema for the town,

The existing retail offer will be maintained and enhanced in this area together with maintaining the level of car parking and improving the quality of the provision..

This policy sits under **Core Objective CO 7** - promote the vitality and vibrancy of Burgess Hill town centre and enhance the accessibility and public realm within the town centre.



Map 8 Retail Quarter – Illustrative Proposals

THE STATION QUARTER

Evidence Base

The SPD identifies land around the railway station as capable of accommodating more development. Burgess Hill station currently performs poorly as a transport interchange. Whilst the station is on a high quality rail link the layout of the station building and the area immediately surrounding it compromises its performance. The land around the station is very inefficiently used with large tracts of land used for surface car parking. These could be redeveloped for residential and employment uses. The Mid Sussex Local Plan 2004 supports the redevelopment of the station.

The Town Wide Strategy sets out the aspirations for improvements at Burgess Hill Station as below:






- Provision of a transport interchange for buses/taxis and pick-up/drop-off facilities;
- Expansion of car parking to provide an additional 40 plus spaces (potential Network Rail scheme).
- Provision of a cycle rack to double cycle parking capacity;
- Improvements to passenger waiting facilities.

POLICY TC5 THE STATION QUARTER

The Station Quarter is centred on proposals for the redevelopment of Burgess Hill Station into a modern, efficient transport interchange which will be supported. This will include proposals to improve facilities, accessibility and the public realm around the station. The Queens Crescent Car Park is allocated for redevelopment to include residential units, retail/employment/hotel and improved parking facilities. The improvement and enhancement of the Queens Crescent open space is also supported.

Implementation of this policy is dependent on Mid Sussex District Council and Network Rail as landowners. This policy sits under **Core Objective CO 7** - promote the vitality and vibrancy of Burgess Hill town centre and enhance the accessibility and public realm within the town centre.



-  Existing Buildings
-  STATION QUARTER OUTLINE
- Proposals*
-  Transport Interchange
-  Housing, Employment, Retail & Car Parking
-  Public Realm / Green Space
- Proposals in adjoining Quarters*
-  Retail

MAP 9
Station Quarter –
Illustrative Proposals

URBAN REALM AND ACCESS TO THE TOWN CENTRE

Evidence Base

The SPD focused significantly on improving the general public realm and standard of development within the town centre as well as access and parking. The Town Wide Strategy supports improvements to the town centre including Church Walk and public realm enhancement proposals.

POLICY TC6 URBAN REALM AND ACCESS TO THE TOWN CENTRE

The Town Council will support the following improvements across all Quarters within the town centre. All new development within the town will be expected to provide for or contribute towards:

- The provision of new public parking areas.
- Improved accessibility and parking for disabled, mobility scooters and wheelchair users.
- Pedestrian friendly schemes such as shared surfaces.
- New crossings across Civic Way and Station Road to better link the town centre with Oakmeeds Community College and Queens Crescent neighbourhood.
- The creation of a network of linked new public spaces and pedestrian routes which includes planting trees and new landscaped areas. These should form part of the 'spokes' into the town from the Green Circle.

In addition, consideration will be given to managing traffic speeds and instigating a 20mph limit in the routes surrounding the Centre. . Development that results in the net loss of green space will be required to create a replacement of similar value in the town centre.

This policy sits under **Core Objective CO 7** - promote the vitality and vibrancy of Burgess Hill town centre and enhance the accessibility and public realm within the town centre and **Core Objective CO 9** - ensure adequate parking is provided for all new development.

Implementation and Delivery

- 5.11 The redevelopment of Burgess Hill town centre is central to the Neighbourhood Plan. Previous consultation exercises for the Town Wide Strategy and the Neighbourhood Plan Drop-In sessions all confirmed the over-riding wish of residents to have an improved town centre on their doorstep and the protection of land from inappropriate development.
- 5.12 For the projects in the Neighbourhood Plan to come forward – the public and private sectors need to work together with the public sector enabling developments to come forward through land allocation, but most of the land in question is owned by the public sector.
- 5.13 Funding of the proposed developments will be through a combination of private investment, from new residential development in the town centre and from the strategic developments in Burgess Hill. A minimum of 200 houses will be supported throughout the town centre which will bring forward funding opportunities as well as create vitality within the town. In addition, public sector agencies must commit land holdings towards many of the schemes. The Town-wide Strategy identified significant funding resources to regenerating the town centre from the two strategic developments. Private owners of shops, supermarkets and areas of the town will also be investing in their properties/sites over the Plan period. On their own, these sources of funding cannot deliver all of the policies and ambitions set out in the Neighbourhood Plan but through a partnership arrangement, resources can be pooled against a clear set of priorities and policies. The new housing is needed within the town centre to underpin the funding requirements for the projects and policies set out in this Chapter.
- 5.14 As previously stated a Burgess Hill Development Board, initially comprising representatives of West Sussex County Council, Burgess Hill Town Council and Mid Sussex District Council, has been set up to oversee the delivery of infrastructure arising from the Town Wide Strategy and the Neighbourhood Plan.

6. SUSTAINABLE NEIGHBOURHOODS FOR COMMUNITIES

- 6.1 The policies within this section focus on improvements within town neighbourhoods that have been identified as priorities by local residents. They range from specific locations such as Victoria Road industrial estate and Worlds End to particular issues such as parking standards and medical/community facilities. There is support for some of these policies within the Local Plan such as Policy BH16 Wivelsfield Station and Policy CS6 Retention of Community Facilities.
- 6.2 The first policy within this section of the Plan provides the planning framework for improving the wellbeing of both residents and businesses in the Victoria Road Industrial Estate. The existing employment units were constructed in the 1950's and are considered outdated and not suitable for modern business use. Many of them are in close proximity to residential areas and have been the subject of enforcement action and complaints due to the impact of business operations on residential areas, such as excessive noise and 24 hour deliveries. The Neighbourhood Plan creates a new residential neighbourhood within the northern section of Victoria Road Industrial Estate which will be redeveloped over time to create smart, new houses and flats within an overall mixed use area that includes opportunities for new retail and community facilities.
- 6.3 The second policy relates to the Worlds End area and includes Wivelsfield Station. It addresses much needed improvements to access and surrounding public realm together with community and recreation facilities. Worlds End is a self-contained neighbourhood and also an important gateway to the town and transport hub based on Wivelsfield Station. The local community and the Worlds End Association have identified the Neighbourhood Plan process as the opportunity to achieve much needed improvements to transport, public realm improvements community facilities and better access to the countryside. This approach provides an opportunity to deliver a fully sustainable, balanced and vital 21st century community hub.
- 6.4 The third policy relates to retaining and improving existing community and medical/health facilities across the town. Consultation with the local community during 2012 confirmed that existing facilities within the town provide an essential neighbourhood service and must be retained. The community wish to see these improved and enhanced where possible and for new community premises to be built in areas where there is a deficiency.

6.5 The fourth policy relates to new parking standards for the town. Matters regarding access and parking have featured highly in the consultation undertaken with residents in 2012 and 2013 and the Drop-in sessions. There is an existing parking problem due to the pressures caused by previous housing developments not providing adequate parking space for each house. This has not only been a strain for the residents trying to find parking space near their house but has led to key routes in the town being blocked by rows of parked cars. New parking standards are attached as **Appendix D**.

NEW RESIDENTIAL AND COMMUNITY NEIGHBOURHOOD ON VICTORIA ROAD INDUSTRIAL ESTATE

Supporting Text

Victoria Road Industrial Estate is located to the south west of Burgess Hill and this policy area concentrates on the commercial units along the northern arm of Victoria Road.

The policy addresses the on going social and environmental pressures caused by residential units and commercial businesses being located in close proximity to each other. Conflicts have occurred where businesses have created excessive noise and throughout the day and night with 24 hour deliveries and activity taking place outside buildings. Many of the commercial units are no longer suitable for modern businesses and the parking and unloading areas are restricted with many of the sites being long and narrow with limited space for commercial vehicles. In addition, HGV's can access this area via the existing residential development to the north (Victoria Avenue) and a key objective is to reduce/remove HGV through traffic and continue to support the Victoria Road/Charles Avenue link at the southern end of the area.

The combination of all these problems and the lack of community facilities have led to significant neighbourhood issues. Accordingly, the area is considered suitable for residential development due to its sustainable location within the urban part of the town. Southway Junior School and recreation ground are within 200 - 300m of the area and there are local shops and other community facilities and bus services are available along Victoria Road and Royal George Road. The policy also deals with matters relating to access and layout within each plot. The plots tend to be long and narrow and therefore consideration needs to be given to bringing more than one plot forward for development where possible. However, the policy does not preclude individual sites coming forward and being considered on a case by case basis.

Support is given in the Neighbourhood Plan for sites to come forward where owners consider they are not suitable for employment uses. Whilst this policy supersedes Local Plan E2 (in relation to Victoria Road industrial estate only) as it allows for the loss of employment land, several planning applications for the redevelopment of units to residential have recently been approved (see below). These approvals indicate that Policy E2 is no longer appropriate for this part of Victoria Road.

Evidence Base:

Evidence of the impact of employment uses close to residential areas is shown in the complaints made to the District Council and the imposition of planning conditions on permissions granted for some business units relating to hours of operation and delivery. A planning application for 26 dwellings and refurbishment of frontage building at 73 Victoria Road was granted on appeal in 2005 (04/02585/OUT). Change of use of the front office to 12 apartments was also granted on appeal in 2010 (10/01053/OUT). These units are now completed. A planning application was submitted for 71 Victoria Road in 2012 for residential development. This was approved in December 2013 (13/02759/FUL). In addition, planning application 13/03617/FUL for the demolition of warehouse building and erection of 11 residential dwellings was approved in January 2014 at 76 Victoria Road. This evidence illustrates that there is conflict between the two uses within this urban location and that a number of the employment sites are not suitable for modern business use. It also illustrates that redeveloping the sites for residential is a real and viable option for the owners of several plots.

Policy E2 of the Mid Sussex Local Plan 2004 states that the loss of existing business floorspace will be considered where an existing business use is inappropriately located or where new development will bring about wider community benefit. The wider community benefit in this case is the removal of commercial businesses in close proximity to houses and gardens. The withdrawn District Plan did include a policy that allocated 20-30 hectares as high quality business park in Burgess Hill along the A2300. This is in accordance with the Burgess Hill Town Wide Strategy. It is anticipated that this policy will remain within the revised draft District Plan.

Support for the proposals has been given at the consultation events for the Neighbourhood Plan. The Town Council considered several options for the Victoria Road Industrial area and presented information to the community, originally at the November 2012 Drop In session, to gain initial feedback and then provided further information at the March 2013 session.

POLICY S1: NEW RESIDENTIAL AND COMMUNITY NEIGHBOURHOOD ON VICTORIA ROAD INDUSTRIAL ESTATE

The redevelopment of existing employment sites on Victoria Road industrial area within the S1 policy area as shown on the proposals map for residential will be supported where an existing business use is inappropriately located and not likely to meet the needs of or be taken up by a business use, or where new development will bring about wider community benefit. Sites coming forward within this defined area as shown on the proposals map need to be in accordance with the design and layout criteria outlined below:

- Planning applications for residential development on one site will need to show how residential can be accommodated satisfactorily on adjoining sites.
- Applications will need to include street frontage designs to Victoria Road.
- Developments will need to include adequate parking, amenity space within the site and traffic calming measures to help to discourage commercial traffic using Victoria Avenue to the north of Victoria Road.
- New developments will need to take into account the impact on neighbouring houses such as overlooking, loss of amenity, scale and design and orientation.
- New community and retail space to serve additional and existing housing will be supported within the policy area.

Developers will be expected to make a contribution towards public realm improvements along Victoria Road, such as new planting, pavements, signage and road calming improvements. Traffic calming measures will be introduced in areas of Victoria Road to prevent residential roads becoming heavily trafficked with commercial vehicles. This issue was addressed in the 2004 Local Plan but not implemented.

The policy sits under **Core Objective CO 1** - promote sustainable and well designed development in the right location taking into account the character and amenity of the local area. Preserve and enhance existing residential neighbourhoods.

MAP 10
Victoria Road –
Illustrative Proposals



WORLDS END AND WIVELSFIELD STATION

Supporting Text

This Policy relates to the Worlds End area and Wivelsfield Station. Wivelsfield Station, together with Burgess Hill Station, provides good quality railway links to the north, south and south east. Wivelsfield Station is accessible to a significant part of Burgess Hill and is an important asset for the town. It was identified in the Town Wide Strategy as such and it was noted that improved access to it was a key factor in encouraging greater use. Access for pedestrians, cyclists and by car all needs improving. The pick-up/drop-off facilities are very limited and there are no dedicated car parking facilities. The absence of parking was identified in the 2004 Local Plan and under policy BH16 land was allocated immediately to the west of the station for a long stay commuter car park. This policy has not been implemented. With regard to the overall public realm at Wivelsfield Station it is considered that this should be enhanced where possible to increase the attractiveness of the area and the overall travel experience.

Worlds End is an important self-contained neighbourhood and gateway to the town and has a unique 'village character' within the town but does not have the community and recreation facilities to support it. It also provides the key access point to Bedelands Farm Local Nature Reserve, an extensive recreation area to the north of the town which is visited by large numbers of residents and visitors for which no car parking facilities are provided. Therefore the following improvements are proposed:

- Improved access, pick-up/drop-off facilities and public realm at Wivelsfield Station;
- Provision of car park facilities also at the station;
- New community building at Worlds End Recreation Ground; and,
- Provision of car parking facilities to serve Bedelands Farm Local Nature Reserve (behind Nos 1-49 Valebridge Road).

POLICY S2 WIVELSFIELD STATION AND WORLDS END

Enhancements to the accessibility of Wivelsfield Station for all users will be encouraged and supported to enhance the sustainability of the town.

Provision of new community and recreation facilities will be supported at Worlds End Recreation Ground. Improved accessibility to Bedelands Farm

Nature Reserve through additional car parking facilities will also be supported.

This policy sits under **Core Objectives CO 1 and CO 10** – preserve and enhance existing residential neighbourhoods and promote use of the public/community transport and walking and cycling around the town.

PROTECT AND ENHANCE EXISTING COMMUNITY AND MEDICAL/HEALTH FACILITIES

Supporting Text

This Policy relates to all community facilities across Burgess Hill, including community buildings owned by the Town Council, County Council and the District Council that are managed for the local community. There are 53 such community buildings across the town including school premises and recreation facilities. The Policy also supports the enhancement and improvement to existing community facilities.

The local community has identified the need to retain all the existing community buildings as part of the consultation exercise undertaken in summer 2012. Community buildings provide an essential focus to each neighbourhood. Through the strategic development identified in the District Plan, new community facilities will be required.

Evidence Base

The evidence base for this policy is drawn from the Town Wide Strategy and the Burgess Hill Town Council study of community facilities 2012. In addition, consultation across the 6 wards in the town in Summer 2012 and the Drop In sessions in 2012 and 2013 provided evidence of support for retaining and improving community facilities. The Burgess Hill Town Wide Strategy identified new and improved cultural facilities for the town as part of its Vision. Improving community facilities featured high in the list of the preferred town wide benefits from the strategic developments outlined in the Strategy.

Policy CS6 in the Local Plan states that proposals for the change of use or redevelopment of health, social service, library or other community facilities will only be permitted where the community use is relocating, or improved facilities are to be provided in the locality.

Work undertaken by Burgess Hill Town Council on community facilities in 2012 assessed the existing community facilities and provided an up-to-date schedule on the location/ownership of all facilities in the town. The study considered the community facilities currently available, including Mid Sussex District Council pavilions, and what was needed for the future to create a network of community facilities across the town.

POLICY S3 PROTECT AND ENHANCE EXISTING COMMUNITY AND MEDICAL/HEALTH FACILITIES

The existing community facilities within Burgess Hill are important resources for the local community and should be retained. Support will be given to allocating new facilities or

improving existing ones. The Town Council will consider registering some of the existing community buildings as Assets of Community Value. Proposals involving the loss of community facilities for which there continues to be an established need will be resisted unless adequate alternative provision is or will be made available in a location supported by the local community within an appropriate and agreed timescale.

This policy sits under **Core Objective CO 3** - ensure that all sections of the community in Burgess Hill have access to community/medical services including retail, formal and informal recreational space and leisure facilities.

PARKING STANDARDS FOR NEW DEVELOPMENTS

Supporting Text

Residential developments within the town over the last 10 years have led to significant parking problems within local areas. The Town Council considers that parking standards for new developments have not taken into account car ownership in the area or planned for any growth in car ownership and have resulted in far too few places being allocated both on site and off site for each residential unit. Parking and access have been key issues raised in the Drop In sessions by the public. This has resulted in the Town Council considering a review of the parking standards currently adopted by the County Council with a view to establishing new standards for the town within the Neighbourhood Plan. Space for car parking can be on site such as in the form of a garage, car port or driveway. It is recognised that garages are being used for other purposes. Garages need to be large enough to accommodate a modern, family sized car and some storage. In the past a garage has counted towards a parking space allocation, even if the garage is too small for a car, resulting in increased pressure on on-street parking. For this reason: a minimum size of garage is proposed. Any smaller than this and the garage cannot be considered a parking space or count towards the parking space allocation. If a garage is proposed then the drive way must be of sufficient length to allow a second car to park clear of the pavement whilst providing space for the garage door to open. .

New parking standards for Burgess Hill are attached as **Appendix D**.

Evidence Base

The Town Council commissioned consultants to assess the current car parking standards for the town. This was completed in June 2013. This reviewed the suitability of the West Sussex County Parking Standards, the changes in census data between 2001 and 2011 and offered recommendations for residential parking standards for the town. In addition, the Town Council undertook empirical research in July 2013 on the parking situation within existing housing areas/estates - looking at levels of parking provision, levels of on site and off site parking and how design and layout impacts on parking behaviour with observations where parking is success and where it has failed and causes concern to local communities and road users. It also assessed applications for residential development that provided parking standards supported by the Town Council.

POLICY S4 PARKING STANDARDS FOR NEW DEVELOPMENTS

New housing developments that include the provision of garage space must be of the minimum size for cars - 7.0m x 3.0m (internal dimension) for this to be counted as a parking space. All new housing developments must comply with the new parking standards for Burgess Hill contained in **Appendix D**. If a garage is proposed then the drive way must be of sufficient length to allow a second car to park clear of the pavement whilst providing space for the garage door to open. .

In cases where planning permission is necessary for alterations and extensions to properties support will not be given for the conversion of garage space to habitable rooms/ residential use unless there is adequate space to park cars off street in line with the parking standards.

Design and layout of off site parking areas, on street parking areas, garage/parking blocks will be designed to allow ease of access from driveways and accessibility to parking areas without causing obstruction.

This policy sits under **Core Objective CO 9** - ensure adequate parking is provided for all new development.

7. LEISURE AND RECREATION

- 7.1 The policies in this section refer to formal (indoor and outdoor) leisure and recreational facilities. Consultation with the local community in 2012 confirmed that the existing leisure facilities across Burgess Hill were important to them. Support was given to improving existing facilities where possible.
- 7.2 The Leisure & Cultural Strategy for Mid Sussex 2009 states that new provision is needed in the town to address the needs of the increase in population in the future. An Assessment of Open Space, Sport and Recreation was completed in 2006 and refreshed in 2011. Overall the 2011 update found that whilst there had been some improvement in the deficiencies of outdoor provision, significant deficiencies in most areas remained and with increasing residential development the demand from this will create a further burden on the current provision.
- 7.3 The constant under supply of sports and recreational space in the town dates back to the 1983 Burgess Hill Local Plan when Burgess Hill had less than half the National Playing Fields Association (NPFA) minimum standard and in the 1993 Local Plan it stated that the town only had 44% of the NPFA minimum with St. Andrews Ward at 14%.
- 7.4 New sporting facilities at the Centre for Community Sport are to come forward as part of the strategic development to the north of the town as set out in the District Plan. Leylands Park and Keymer Tile works are identified as two key areas where leisure and recreational facilities can be improved and provided. Keymer Tiles is situated to the east of the town and will provide essential leisure facilities for local residents. This chapter sets out policies for improving the leisure and community/sports opportunities at Leylands Park and creating a new park and nature reserve at Keymer Tiles. This will be a key facility for the residents of east Burgess Hill.

IMPROVED RECREATIONAL FACILITIES & NEW COMMUNITY/SPORTS HALL AT LEYLANDS PARK

Supporting Text

Leylands Park is located to the north of the town and abuts the urban fringe and Bedelands Farm Local Nature Reserve and is in close proximity to Sheddingdean Business Park. The policy area includes the properties to the north of Maple Drive and residential areas to the west of the railway line and extends into the recreation ground, the car park area, the Town Football Club and the southern part of Bedelands Farm. The area also includes a former municipal tip site that prevents certain types of development coming forward.

The local community in Leylands Park identified the need for improved leisure facilities together with the need for a new community centre due to there being no existing centrally located facility within walking distance of the neighbourhood. The existing recreational facilities include children's play area and BMX site. These are not being used to their best capacity and have been identified for improvement. **Policy G3** on Nature Conservation & Biodiversity relates to improving Bedelands Farm Local Nature Reserve and should be read in conjunction with this policy.

Policy LR1 below remains flexible so that the extent of the proposals can be developed further through a development brief exercise whilst still allowing the key elements of the community/sport proposals identified through the consultation to be brought forward. The accompanying map illustrates a possible scheme for the location.

Evidence Base

The evidence base is drawn from the Local Plan 2004, the withdrawn District Plan 2013, the Assessment of Open Space, Sport and Recreation 2006 and the Leisure and Cultural Strategy 2009, and the Town Council's review of community facilities 2012. Central to the proposed scheme to undertake community regeneration in Leylands Park is the work undertaken in 2012/2013 with a masterplanning exercise and consultation at the various Drop-in sessions. The results of these provide robust evidence to underpin the policy.

A number of options were put forward for improvements to the existing open space and sports facilities and the location of the community/sports hall. There was general support for the proposals and the options were provided at public Drop In sessions in November 2012 and March 2013. Consultations have also taken place with Mid Sussex District Council and the

Manager of the football club.

The Burgess Hill Town Wide Strategy identified new and improved cultural facilities for the town as part of its Vision. Improving community facilities featured high in the list of the preferred town wide benefits from the strategic developments outlined in the Strategy. Work undertaken by Burgess Hill Town Council on community facilities in 2012 assessed the existing community facilities and provided an up-to-date schedule on the location/ownership of all facilities in the town. The study considered the community facilities currently available, including Mid Sussex District Council pavilions, and what was needed for the future to create a network of community facilities across the town.

Policy R1 in the Local Plan states that within defined built-up areas, proposals for new sporting and recreational development will be permitted where they will enhance the range and quality of facilities within the District providing such development would not be detrimental to the character of the area or the amenity of nearby residents

The Assessment of Open Space, Sport and Recreation confirmed there is a lack of good quality greenspace in the Leylands area.

POLICY LR1 IMPROVED RECREATIONAL FACILITIES AND NEW COMMUNITY/SPORTS HALL AT LEYLANDS PARK

A new community/sports facility will be supported in Leylands Park. The location and size of the community facility will be agreed with the local community as part of the work on a Development Brief for the area. Funding for the community facility will come from new residential development in the area. Up to 40 dwellings could be accommodated to help fund the community centre and other improvements within the policy area. Space has also been identified for up to 20 self build units. Information on layout, design and servicing requirements of the units will be included in the development brief.

Enhanced areas of formal recreational facilities will be provided as part of the Leylands Park study area. These include improvements to the children's play area and BMX track in the existing locations. The retention of the two 'Southdown' football pitches and space for allotments are also supported.

The relocation of the Burgess Hill Town Football Club to equivalent or better facilities in a suitable location will be required to allow the housing development to go ahead. This will be

controlled through the development brief.

A public transport and cycle link will be supported between the proposed Northern Arc strategic development and Maple Drive running to the north of The Hawthorns, providing the existing play facilities are relocated to at least the existing standard at the satisfaction of the Council.

This policy sits under **Core Objective CO 3** - Ensure that all sections of the community in Burgess Hill have access to community/medical services including retail, formal and informal recreational space and leisure facilities and **Core Objective CO 6** - Provide new open space areas where there are deficiencies and encourage new opportunities for biodiversity as part of proposed developments.



MAP 11
Illustrative Proposals for
Leylands Park

**NEW PARK AND NATURE RESERVE FOR EAST BURGESS HILL
AT KEYMER TILE WORKS**

Supporting Text

The Keymer Tile Works site is 19.2 hectares and currently comprises the manufacturing buildings and offices of the Keymer Brick and Tile Co Ltd together with a large clay pit and ponds. The site is used for the manufacture of high quality clay tiles. There are considerable reserves of clay on the site which are extracted from about one third of the site area in the northern and central part of the site. The remainder is largely unused and comprises a large deep pond and steeply wooded banks. Approximately one third of the site is occupied by the buildings and adjoining hard surfaced areas. There are also 4 other substantial ponds on the site interspersed with areas of young trees and scrub. There are steep, wooded banks adjoining Kings Way, Quarry Close, Tilers Close and the railway at the eastern end of the site. The site is 1km to the east of the Burgess Hill town centre.

Outline planning application 09/03697/OUT was approved on 30th April 2010. This is for the remodelling and stabilisation of the site to support the development of land to provide a sustainable new community comprising 475 dwellings with associated infrastructure, including new vehicular access and community leisure facilities. The expiry date for submitting the Reserved Matters application is 30th April 2017 for Phase 1 and 30th April 2020 for Phase 2.

Evidence Base

The evidence base for the future of Keymer Tile Works is set out in the existing adopted Local Plan and the Small Scale Housing Allocation Document. The Mid Sussex Local Plan 2004 contains a reference to the Keymer Tiles site within Chapter 11 – Burgess Hill. It states that one of the greatest environmental and planning challenges facing Burgess Hill over the next 20-30 years is the long term future of the Keymer Tile Company's works and clay pits. The Small Scale Housing Allocation Development Plan Document allocated small-scale sites for housing for the period 2006 - 2016 and was adopted by the Council in April 2008. Policy SSH/14 refers to the site. The preamble to the Policy states that the estimated capacity of the developable area is approximately 475 dwellings with a mix of densities.

Burgess Hill Town Council reviewed a number of options for the site in 2008 that evaluated the outline planning application submitted for 475 dwellings at Keymer Tile Works. Further work was carried out in 2011 on the implications of Keymer Tile Works and Land east of Kings Way developments on the east of the town. These reports have informed the Town Council on the

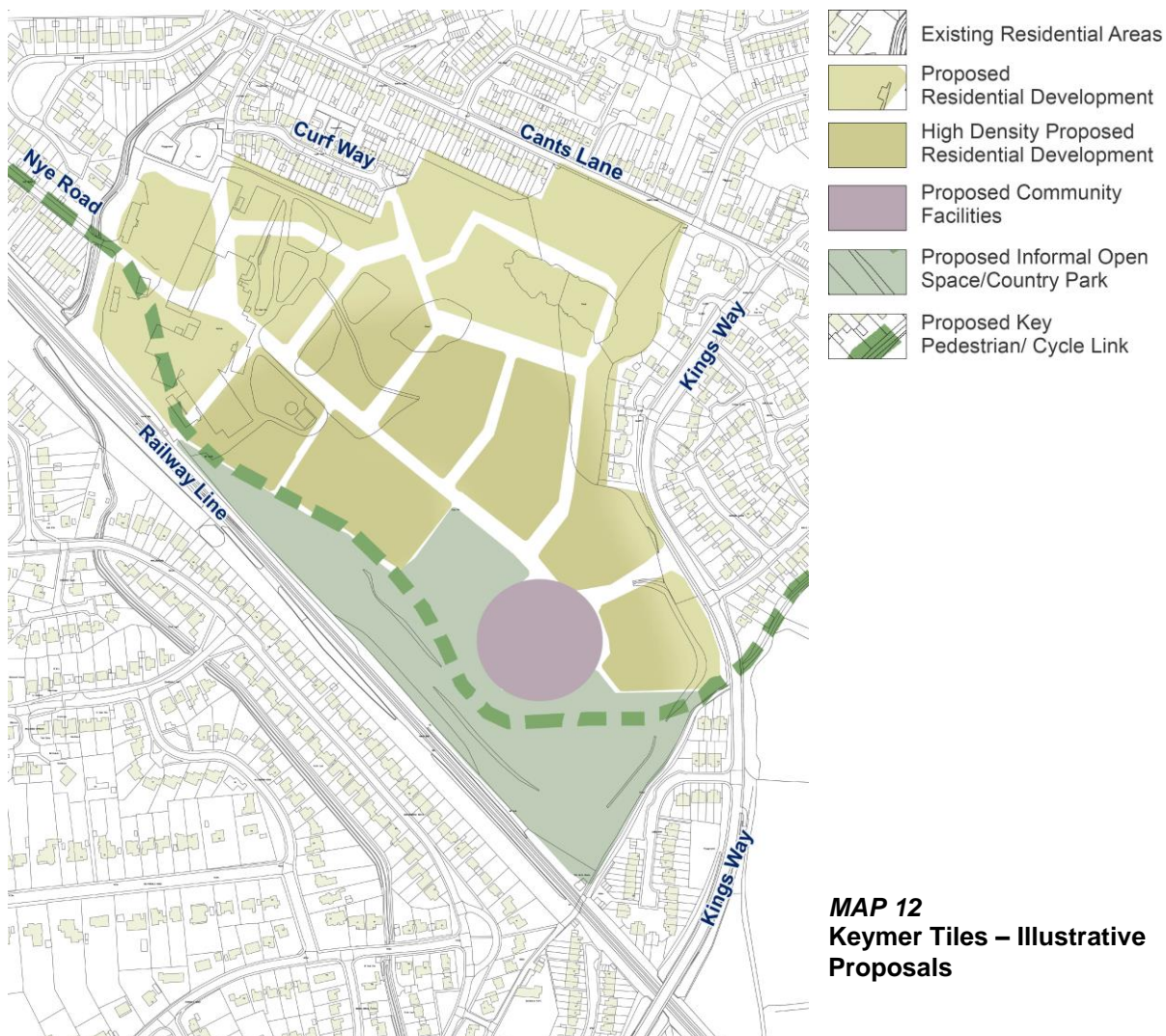
issues that would need to be addressed once the detailed applications are submitted for the Keymer Tile Works site.

Support for a new park was given at the March 2013 Drop-in session when options for the site were put forward for consultation. The Assessment of Open Space, Sport and Recreation has identified a deficiency in provision on the east side of town and with a new 480 residential development at Land east of Kings Way, there is a pressing need to ensure residents in this part of the town can access recreational leisure facilities. A number of comments received during the 2014 Pre-Submission consultation related to the historic nature of the site and the role it played in the town's social and economic heritage.

POLICY LR2 A NEW PARK AND NATURE RESERVE FOR EAST BURGESS HILL AT KEYMER TILE WORKS

In addition to the redevelopment of the site for residential purposes (extant planning permission exists for 475 dwellings), support is given for a new park and nature reserve to include lake/recreational facilities/open space and leisure area at Keymer Tile Works. The park will provide green open space that will be linked to and complement the new public open space to be provided at land to the east of Kings Way. It will also include a heritage trail which will incorporate redundant machinery and other artefacts from the site's previous use as a brick and tile works.

This policy sits under **Core Objective CO 3** - ensure that all sections of the community in Burgess Hill have access to community/medical services including retail, formal and informal recreational space and leisure facilities and **Core Objective CO 6** - provide new open space areas where there are deficiencies and encourage new opportunities for biodiversity as part of proposed developments.



MAP 12
Keymer Tiles – Illustrative
Proposals

PROTECT AND IMPROVE EXISTING LEISURE AND RECREATIONAL FACILITIES

Supporting Text

This Policy relates to all existing areas of formal sport/recreation and leisure across Burgess Hill and should be read in association with **Policy G1** on Areas of Open Space.

The local community has identified the need to retain all of the leisure and recreational facilities as part of the consultation exercise undertaken in Summer 2012. These facilities provide an essential focus to each neighbourhood. Through the strategic development identified in the withdrawn District Plan and the Town Wide Strategy, a new Centre for Community Sport is proposed that will accommodate a number of the existing clubs within the town. Key leisure and recreational facilities are noted within the Policy where these have been identified by the local community but essentially it protects all of the existing facilities in the town from loss and/or redevelopment.

Evidence Base

The evidence base for this policy is drawn from the Town Wide Strategy, the withdrawn District Plan 2013, the Assessment of Open Space, Sport and Recreation 2006 and the Leisure and Cultural Strategy 2009. In addition, consultation across the 6 wards in the town and responses from the Drop In sessions in 2012 and 2013 provided evidence to support the retention and improvement of leisure and recreational facilities. The Burgess Hill Town-wide Strategy identified new and improved recreational facilities on the east side of town and the Centre for Community Sport. Improving such facilities featured high in the list of the preferred town wide benefits put forward during the consultation on the Town-wide Strategy.

Policy R1 in the Local Plan states that within defined built-up areas, proposals for new sporting and recreational development will be permitted where they will enhance the range and quality of facilities within the District providing such development would not be detrimental to the character of the area or the amenity of nearby residents.

POLICY LR3 PROTECT AND IMPROVE EXISTING LEISURE AND RECREATIONAL FACILITIES

The existing formal leisure and recreational facilities within Burgess Hill are important resources for the local community and should be retained. Support will be given to allocating new facilities or improving existing ones. Proposals for the loss of leisure and recreational facilities will be resisted unless either they are supported by an assessment that demonstrates the facilities are no longer needed or they are to be replaced by equivalent or better alternative provision in a location supported by the local community. The following have been identified as important by the local community and are identified on the Proposals Map. However this policy seeks to retain all facilities in the town including existing children's play areas.

1. St John's Park, Meeds ward.
2. Marle Place and Sydney West, Leylands ward.
3. The Triangle Leisure Centre, Dunstall ward.
4. Brooks Sports Pavilion, Dunstall ward.
5. Burgess Hill Rugby Club, Victoria ward.
6. West End Meadows, Dunstall ward.
7. Fairfield Community Centre (premises of Burgess Hill Youth) and Fairfield Recreation Ground, Victoria ward.
8. Royal George Road Recreation Ground, Victoria ward.
9. Bowls Club, Westhill Drive, Victoria ward.
10. Worlds End Recreation Ground & Community Building, St Andrews ward.
11. Newick House, Franklands ward.
12. Folders Meadow, Franklands ward.

This policy sits under **Core Objective CO 3** - ensure that all sections of the community in Burgess Hill have access to community/medical services including retail, formal and informal recreational space and leisure facilities.

8. GREEN INFRASTRUCTURE

- 8.1 Burgess Hill has a high quality natural environment. The policies include protecting areas of green open space, the connected network of green paths and cycle ways around the town known as the Green Circle and matters relating to biodiversity and local green gaps that deliver a wide range of environmental, social and economic benefits for local people. This chapter also includes a policy on allotments.
- 8.2 The residents of Burgess Hill are strongly⁵ opposed to the loss of existing green space. The Neighbourhood Plan provides the opportunity to create new areas of open space and identify areas as green lungs within the urban area for the benefit of the community. Open space also contributes towards the overall character and setting of the town.
- 8.3 Burgess Hill contains a number of ancient woodlands, a Local Nature Reserve at Bedelands Farm and West Park Reserve⁵. The Local Plan and the withdrawn District Plan contains several policies on Biodiversity, Green Infrastructure and Leisure/Recreation which includes open space. For the purposes of this section in the Neighbourhood Plan, open space relates to any area of greenfield land within the Plan boundary in public ownership and accessed by the public for informal use. Policies within this section should be read in conjunction with those in Section 6 – Leisure and Recreation.
- 8.4 Space for allotments has been identified as a significant issue for residents in the 6 wards across town and feedback from the ward members has confirmed that all existing allotment space needs to be retained and in some areas, new sites for allotments have been identified by the community. Space for food growing is important and provides essential open space for those living in urban areas.
- 8.5 An Assessment of Open Space, Sport and Recreation was completed in 2006 and refreshed in 2011. The Assessment confirmed that the south-eastern part of the town to the east of the railway line is the least well served by current provision of open space and recreational facilities.
- 8.6 The Landscape and Biodiversity Supplementary Planning Guidance (SPG) 2003 provides guidance to ensure development avoids adverse impacts on designated sites

⁵ The Town Council call West Park a nature reserve but it has no formal status.

and how statutory protected species and habitats should be preserved. Our Green heritage - A Landscape and Biodiversity Strategy was produced in 2001. One of the policy aims is to protect wildlife, their habitats and the special features of areas designated as being of ecological importance.

AREAS OF OPEN SPACE

Supporting Text

Protecting areas of open space is of the utmost importance to the local community in Burgess Hill. Green open space that can be accessed by the public for formal and informal recreation contributes to the wellbeing of residents and the enjoyment of their town. The public wish to retain all existing areas of open space (including those that are not publicly accessible such as school playing fields) from development and the identified areas are attached as **Appendix E**. The Neighbourhood Plan represents an opportunity to create new areas of open space and this will be encouraged and supported when new developments come forward. The east part of the town is currently under provided for in terms of public open space. However, the strategic development at Kings Way includes new opportunities and the Neighbourhood Plan supports open space as part of the Keymer Tile Works site.

Evidence Base

Policy B6 in the Local Plan states that proposals for development which would result in the loss of areas of public or private open space of particular importance to the locality by virtue of their recreational, historical, conservation, wildlife or amenity value will not be permitted.

The need to protect existing open space and the creation of new areas was strongly supported at the public consultation events in 2012 and 2013. Enhanced and new areas of open space were put forward at Leylands Park and Keymer Tile Works and these were supported by the community.

The Assessment of Open Space, Sport and Recreation 2006 stated that it is important to improve the quality of green spaces in housing areas within Burgess Hill. It recognised the value of green spaces and the wider issues such as wildlife and biodiversity to the local community.

POLICY G1 AREAS OF OPEN SPACE

All existing areas of formal and informal open space including school playing fields as listed in Appendix E and identified on the proposals map will be protected from development and appropriate access to these areas will be maintained. Development that would result in the loss of open space must either be supported by an open space assessment that demonstrates the open space is no longer needed or proposals for equivalent or better alternative provision. Proposed new areas of open space will be supported.

This policy sits under **Core Objective CO 6** - provide new open space areas where there are deficiencies and encourage new opportunities for biodiversity as part of proposed developments and **Core Objective CO 5** - protect and improve areas of existing landscape value and open space identified by local communities.

THE GREEN CIRCLE NETWORK

Supporting Text

The Burgess Hill Green Circle Network is a series of footpaths, cycle tracks and bridleways linking the green sites to one another and to the town centre. These make it possible to travel around and within the town without using cars. They also provide green corridors for wildlife. The Green Circle Network is still to be completed and as new development comes forward, contributions towards its completion are sought. A survey report dated August 2009 presents the current situation regarding the sites and their status and a map of the network and spokes. The Green Circle Network contributes towards providing sustainable access routes across town and areas of open space for leisure and recreation to be enjoyed by local people.

Evidence Base

Support for the continuation and completion of the Green Circle Network is provided by The Friends of the Green Circle Network and wider community through the Neighbourhood Plan consultation events in 2012 and 2013. The Burgess Hill Town Wide Strategy states that the strategic developments are committed to extending the Green Circle through the northern expansion of the town.

POLICY G2 THE GREEN CIRCLE NETWORK

Developers and landowners will be expected to work with the Town and District Councils to ensure the improvements, additions and continuation of the Green Circle Network and the spokes/links to key facilities within the town are completed. Funding from new development and/or the dedication of land as part of a new development will be required to contribute towards the completion of the Green Circle and will be secured through the Community Infrastructure Levy or S106 planning obligations.

This policy sits under **Core Objective CO 6** - provide new open space areas where there are deficiencies and encourage new opportunities for biodiversity as part of proposed developments and **Core Objective CO10** - promote use of public/community transport and walking and cycling around the town.

NATURE CONSERVATION AND BIODIVERSITY

Supporting Text

The Neighbourhood Plan recognises the need to conserve and enhance areas of importance for biodiversity and nature conservation and the valuable contribution these make to the natural heritage. Burgess Hill has a number of valued natural areas, habitats and species which need to be protected and enhanced. These areas are of significant community benefit for local residents who value the contribution they make to the town.

Evidence Base

Policy C5 in the Local Plan states that proposals for development or changes of use of management within Sites of Special Scientific Interest, Sites of Nature Conservation Importance, Local Nature Reserves, Ancient Woodlands or to other sites or areas identified as being of nature conservation or geological importance, including wildlife corridors will be subject to rigorous examination.

Support for preserving and enhancing areas of nature conservation was given by the wider community through the Neighbourhood Plan consultation events in 2012 and 2013. The work undertaken in each of the wards during 2012 identified the areas outlined in the Policy below for protection.

One of the aims of 'Our Green Heritage - A Landscape and Biodiversity Strategy' is to protect wildlife, their habitats and the special features of areas designated as being of ecological importance.

POLICY G3 NATURE CONSERVATION AND BIODIVERSITY

Existing areas of nature conservation will be retained and protected from any negative impacts likely to arise from development. There will be new designations and enhancement of existing nature conservation sites as follows:

- Enhanced meadow areas will be provided in the Leylands Park policy area including east of Freeks Lane/Roman Meadow and parts of Bedelands Farm Local Nature Reserve.
- Projects that improve the interpretation and visitor facilities to Bedelands Farm Local Nature Reserve will be supported.
- The existing West Park reserve will be extended to include Pookebourne Stream and

Woodland.

- Enhancements to ponds will also be supported where appropriate.

In addition, the Town Council will seek appropriate improvements to the habitat network in development proposals wherever possible.

This policy sits under **Core Objective CO 5** - protect and improve areas of existing landscape value and open space identified by local communities.

LOCAL GREEN SPACE

Supporting Text

Local Green Space provides important valuable benefits within the urban area, particularly for their visual amenity, and are often highly valued by local communities. They were suggested as specific land use allocations by local residents during the consultation exercise in 2012 and 2013. They are seen as areas that are not always in public ownership but form part of the overall urban fabric of the town and create a feeling of green space around and within the built up areas.

Evidence Base

This policy is supported by the local residents through the public consultation exercises on the Neighbourhood Plan. The NPPF also provides advice in paragraphs 75, 76 and 77 regarding Local Green Space. Local communities through neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

Land between Chanctonbury Road and the railway line:

This site is in close proximity to the community it serves and is highly valued by the community. The land parcel is rich in birdlife and other wildlife including badgers and bats. The land is also reflective of the historic field pattern having been part of Burgess Hill Farm.

The Green Space forming part Burgess Hill Rugby Club, Snake Wood and Sparrow Way:

This land parcel is in close proximity to residents of both Dunstall and Victoria Wards, with a number of access points available. The land parcel is well used for recreation purposes and is an important “green lung” for the west of Burgess Hill.

Land immediately west of Wivelsfield Station, north and south of Leylands Road:

The land parcel is rich in birdlife and reflective of the historic field pattern. The Land is an important open space that is particularly well used by dog walkers.

Green Space and woodland areas to west of railway line adjacent to St. Wilfrid’s Bridge:

The land parcel is rich in birdlife and reflects the historic field pattern as well as being an important crossing point over the railway line via St Wilfrids Bridge linking Burgess Hill town centre with the east of the town.

POLICY G4 LOCAL GREEN SPACE

The following sites and areas and sites are designated as Local Green Spaces and protected from development:

- Land between Chanctonbury Road and the railway line The green space forming part of Burgess Hill Rugby Club on the boundary of Dunstall ward (Sparrow Way) and Snake Wood (ancient woodland).
- Land immediately west of Wivelsfield Station, north and south of Leylands Road.
- Green space and wooded areas to the west of the railway line adjacent to St. Wilfrid's Bridge.

This policy sits under **Core Objective CO 5** - protect and improve areas of existing landscape value and open space identified by local communities.

ALLOTMENT SITES

Supporting Text

There are several existing allotment sites within Burgess Hill and the community supports their retention. Providing sites for food growing contributes to a community's health and wellbeing and are important in urban areas. There are currently 6 allotment sites in the town. As part of the ward consultation exercise in 2012, sites for new allotments were proposed and these are supported in this policy. Allotments are owned and managed by Burgess Hill Town Council. This policy should be read in association with Policy G1 Areas of Open Space.

Evidence Base

The key evidence base is the community consultation and support for allotments at the Drop In sessions in 2012 and 2013. Planning plays an important role in promoting healthy communities. Policy CS10 in the Local Plan states that proposals which would result in the loss of existing allotments will not be permitted.

The Assessment of Open Space, Sport and Recreation outlined the deficiencies in allotment provision across the District and set out the general characteristics and accessibility standards required for new allotments.

POLICY G5: ALLOTMENT SITES

All existing allotment sites within Burgess Hill will be retained and their loss will be resisted.

New allotment sites will be provided in the following locations:

- Leylands Park policy area as part of the new community centre development.

Proposals for new allotments and the extension of existing sites will be supported.

This policy sits under **Core Objective CO 3** - ensure that all sections of the community in Burgess Hill have access to community/medical services including retail, formal and informal recreational space and leisure facilities.

FOOTPATH AND CYCLE LINKS

Supporting Text

Burgess Hill is reasonably compact for cycling, walking and horse riding, which are suitable alternatives to the car for short journeys around town. There is a good network of footpath links within the urban area and it is important these are retained. New links for cycles, horse riders and pedestrians will be supported. St Wilfrids bridge across the railway line is one example and this should be enhanced and upgraded. This Policy should be read in association with Policy G2 - The Green Circle which links to the town centre routes and provides access to the surrounding countryside. A cycle link to Haywards Heath is also supported.

Evidence Base

Support was given at the public consultation events in 2012 and 2013 for enhancing footpaths and cycleways. The community also identified locations where pedestrian crossing points should be provided. The 2014 consultation on the Pre-Submission Plan also highlighted the requirements for horse riders. As part of new developments, there is an expectation that developers will provide links to existing routes within Burgess Hill.

The Assessment of Open Space, Sport and Recreation refers to Green Corridors as pedestrian and cycling routes through urban areas, which are separated from motor traffic and link residential areas to town or village centres and community facilities such as schools, play areas, community centres and sports facilities.

POLICY G6 FOOTPATHS, RIGHTS OF WAY AND CYCLE LINKS

All existing footpaths, public rights of way and cycleways within Burgess Hill will be retained and maintained by the appropriate authorities and owners. New development will be expected to provide links to the existing network where appropriate. New crossings will be proposed in locations of new residential development such as the town centre, Leylands Park, Keymer Tile Works and Victoria Road.

St Wilfrids Bridge will be replaced and will continue to be an important access point for transport and a key link between the east and the town centre. The specification to improve the Bridge will reflect a range of transport modes.

This policy sits under **Core Objective CO10** - promote use of public/community transport and walking and cycling around the town.

9. HERITAGE AND CHARACTER

9.1 Burgess Hill grew out of the ancient parishes of Clayton and Keymer, both Saxon settlements and mentioned in the Domesday Book. As well as the two villages there were many farms scattered across the parishes, of which a number of farmhouses still stand today. Between 1850 and 1880 the area changed from a relatively quiet rural backwater into a country town with a population of about 4500. Almost all of the solid Victorian middle class houses built in the second half of the 19th century have survived. The period between 1900 and 1939, was one of steady growth in residential accommodation mainly along existing roads. From 1952, large scale expansion once more began with the population almost doubling to 14,000 between 1951 and 1961. More major redevelopment followed in the 1990s with the creation of the indoor Market Place Shopping Centre; the construction of the Jane Murray Way and the A2300 Link Road to the A23/M23 to the west of the town, and the Triangle Leisure Centre.

9.2 This section of the Neighbourhood Plan includes a number of policies that protect and enhance the heritage and special character of the town. There are three Conservation Areas.

Silverdale/Birchwood Grove Road Conservation Area - Although some infilling has taken place, the character of this area has remained largely intact. The buildings, mostly in Victorian and Edwardian styles, are generally in good repair and are set in large gardens with many mature trees.

St John's Conservation Area - The area includes St. John's Park and the residential areas to the east. It contains two Listed Buildings, St. John's Church and the Providence Strict Baptist Chapel in Park Road. It contains some of the oldest buildings in Burgess Hill.

Fairfield Conservation Area - It is located to the west of the London Road. This was one of the earliest parts of the town to develop during the 19th century and is of considerable historic interest. The predominant building material is brick and this is a reminder of the origins of Burgess Hill as an important centre for the manufacture of bricks.

9.3 The town also contains 11 Listed Buildings/Structures as follows:

- | | |
|--|-----------|
| ▪ The Parish Church of St John | Grade II* |
| ▪ The wall on the west and south side of St John's Church yard | Grade II |
| ▪ Folders Lane Gate Cottages | Grade II |
| ▪ High Chimneys, Keymer Road | Grade II |

- Hammonds Place, London Road Grade II
- Barn at Hammonds Place, London Road Grade II
- Little Hammonds Farmhouse, London Road Grade II
- Chapel Farmhouse, Fairplace Hill Grade II
- The Cottage, Pollards Farm, Folders Lane Grade II
- Grasmere, Malthouse Lane Grade II
- Providence Strict Baptist Chapel, Park Road Grade II

9.4 It is these historical buildings and settings that form Burgess Hill today. They are reminders of the history of the town and the local community has expressed their wish to see the historic buildings, registered listed buildings and the Conservation Areas retained and enhanced. Listed Buildings are protected under current Planning Law. The withdrawn District Plan identifies Local Buildings of Merit in Burgess Hill, other than those that are statutorily listed, to be preserved from loss and redevelopment.

9.5 Many of the existing residential areas in Burgess Hill have been and are under great pressure for development. This includes redevelopment of existing housing, substantial extensions/partial demolitions to form new dwellings, and development in 'back garden' plots and in curtilages of larger dwellings. As well as historic areas, Burgess Hill is defined by some established residential areas, characterised by low density development, with properties set in mature gardens that create a feeling of openness and spaciousness. Many of these are outside conservation areas but are still attractive parts of the town.

PROTECTING AND ENHANCING HERITAGE ASSETS AND CONSERVATION AREAS

Supporting Text

Burgess Hill has a high quality built environment containing many historic buildings (Listed and non Listed) and areas including three Conservation Areas. The community wishes to retain these as part of the heritage of the town. New development needs to respect the character of the town. There are a number of historic buildings that are not listed and these are identified in this policy. These are local buildings of merit and their loss through redevelopment and/or demolition will not be supported.

Evidence Base

A positive strategy for protecting and enhancing Conservation Areas and historic assets is embedded within national and local planning policy. Policy B11 in the Local Plan states that proposals which make effective use of older buildings of intrinsic architectural or historic merit, or which make a significant and positive contribution to the street scene, will be permitted in preference to their demolition and redevelopment.

Through the consultation events in 2012 and 2013 support was given by the local community to the identification, preservation and enhancement of heritage assets. The buildings of merit identified in the policy were suggested by the community for their contribution to the character of the locality. All the identified buildings predate World War Two and reflect various historic aspects in the growth of Burgess Hill as a settlement for example:

Marle Place started life as Woodlands built in 1871 and was a school with a house for the gardener attached. The Orion Cinema was built in 1928 and replaced an earlier picture house. Terry's Corner (Mill Road/Church Road) - Mr Terry opened a shop in 1887 and eventually had six. The mock Tudor terrace of shops is notable for the unusual bird and flower motifs at first floor level and makes a significant contribution to the street scene. It is anticipated that further work will be undertaken to appraise the list in collaboration with Mid Sussex District Council, Historic England and the local community.

POLICY H1 PROTECTING AND ENHANCING HERITAGE ASSETS AND CONSERVATION AREAS

Proposals within the Burgess Hill Conservation Areas will be required to preserve and enhance their special character or appearance. Support will be given to undertaking/updating appraisals and management plans for each Conservation Area.

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be supported in preference to their demolition and redevelopment.

Buildings of Merit within Burgess Hill include:

1. Adelaide Cottages off Station Road.
2. Cottages opposite St Wilfrids Catholic Church.
3. Cottages on Lower Church Road opposite the Red Cross building.
4. Street's Cottages, 297-307 London Road
5. Grove Farm House, Station Road.
6. Farthings, Keymer Road.
7. St Wilfrid's Catholic Church.
8. Terry's Corner (Mill Road/Church Road).
9. Old Timbers, West Hill Drive.
10. West End Farmhouse (now Woolpack Public House).
11. Marle Place, Leylands Road.
12. Orion Cinema (façade), Cyprus Road.
13. Burgess Hill railway station façade, Station Road.
14. Top House Public House, Station Road.
15. The Potters Public House, Station Road.
16. Cyprus Hall, Cyprus Road.
17. St Andrews Church, Cants Lane,
18. Burdocks Farm House, One O'clock Lane
19. Mill Cottages (old Millers cottages off Mill Road)
20. Reading room bungalow and Arts and Crafts bungalows, Valebridge Road
21. 1930s Church Road/Station Road shopping facades

This policy sits under **Core Objective CO 4** - protect the loss and encourage the re-use of historic and significant buildings or assets of community value. Protect the amenities of existing residential areas/neighbourhoods.

BACK GARDEN DEVELOPMENT

Supporting Text

Burgess Hill has a high quality built environment and contains residential areas of low density with large mature gardens. There is pressure from back land development. In order to preserve these areas from inappropriate back garden development, this policy seeks to control further infill to prevent over development. Back garden development is considered to be 'development of landlocked sites' behind existing buildings (usually houses), such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages⁶.

Evidence Base

Previous back garden development proposals have met with resistance from local communities because of their detrimental impact on the character and amenities of the surrounding residential areas. They have caused a loss of amenity to existing properties including loss of privacy, loss of daylight, overlooking, visual intrusion by a building or structure, noise disturbance, reduced space around buildings, loss of car parking and loss of mature vegetation. The evidence for this policy is community objection to back garden development as supported through the consultation exercises undertaken in 2012 and 2013 for the Neighbourhood Plan.

POLICY H2 BACK GARDEN DEVELOPMENT

Development in back gardens in residential areas of Burgess Hill will generally not be supported. Exceptionally, proposals to intensify existing residential areas will only be supported where this can be achieved through good design and without harming local amenities. Any attractive prevailing character and appearance of the area must be protected.

Where back garden development is proposed; special regard must be paid to:

- (i) The density and height of the proposal;
- (ii) The privacy and outlook from existing dwellings and, in particular, gardens;
- (iii) Any proposed demolition of existing dwellings or parts of dwellings to form access. If this would create an unattractive breach in a consistent street frontage then this will not be permitted;
- (iv) Access arrangements that would cause significant nuisance to neighbouring properties will not be permitted;

⁶ This does not include **Infill sites** which are defined as sites within street frontages such as small workshops and garages, gaps in terraces and gardens to the side of houses or **backland sites** defined as sites to the rear of street frontages not historically in garden use such as builders yards and garages.

- (v) Sufficient garden depth and area should be retained by existing dwellings commensurate with their size and character;
- (vi) The layout, scale and form of housing visible from the street should be compatible with the predominant scale of housing on the street; and,
- (vii) The effect and cumulative impact of the development on the loss of garden habitat/biodiversity.

This Policy sits under **Core Objective CO 1** - promote sustainable and well designed development in the right location taking into account the character and amenity of the local area. Preserve and enhance existing residential neighbourhoods.

PROTECT AREAS OF TOWNSCAPE VALUE

Supporting Text

There are a number of residential areas within Burgess Hill which are attractive and make a valuable contribution to the character of the town and are especially reminiscent of when Burgess Hill was a more rural country town. In the past these areas have not been judged to have the necessary historic or architectural value to allow them to be designated as Conservation Areas, however, they are of sufficient merit to justify a policy within the Neighbourhood Plan to ensure that particular care is taken into account when development/redevelopment proposals are considered. The Areas of Townscape Value are defined on the accompanying Proposals Map.

Preserving the character of these areas depends upon respecting detailed elements of the streetscene, such as building heights, building size and site coverage, hard and soft landscaping, boundary treatments, trees and vegetation, open spaces and appropriate street furniture.

Evidence Base

The areas to be designated as Areas of Townscape Value were identified by the local community through the consultation period in each ward during summer 2012 and again at the Drop In sessions. They were identified because of the pressure from back garden development and the loss of established trees/mature gardens. Predominantly they reflect ancient lanes which were well treed and had appropriate housing. These are not Conservation Areas but it was felt important to provide some level of protection to the character of these areas. It is anticipated further work will be undertaken on the appraisal of the townscape value/character areas in collaboration with Mid Sussex District Council, Historic England and the local community.

The Mid Sussex Local Plan 2004 includes Policy B16 on Areas of Townscape Character. This seeks to ensure that areas of character outside Conservation Areas are protected as much as possible from the impacts of new development.

POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE

Proposals for development and redevelopment within Areas of Townscape Value will require special attention to be paid to preserving and enhancing the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines,

boundary treatments, trees and landscaping.

The areas of townscape value are identified on the Proposals Map and are:

1. Folders Lane
2. Keymer Road
3. Gatehouse Lane
4. Malthouse Lane (south side) – area around Grasmere
5. Oakwood Road
6. Janes Lane
7. Leylands Road (from Marle Place to St John's Avenue)

This Policy sits under **Core Objective CO 1** - promote sustainable and well designed development in the right location taking into account the character and amenity of the local area. Preserve and enhance existing residential neighbourhoods.

DELIVERY

10. IMPLEMENTATION AND REVIEW

Introduction

10.1 The Town Council has produced this Plan but responsibility for delivering the Plan is shared between the Town Council, Mid Sussex District Council and West Sussex County Council. The Town Council has the lead role in working in partnership with landowners, developers, the community and businesses in taking the Plan forward.

Delivery

10.2 Once the Neighbourhood Plan has been 'made' by Mid Sussex District Council the Council will determine all planning applications and other proposals in the light of policies set out in the plan. Similarly the Town Council will look to apply the Plan's policies in its decision making. Applicants will be expected to demonstrate in their applications how they conform to the neighbourhood plan policies. The adjacent Parish Councils will be expected to have regard to the policies where they are consulted on development proposals within Burgess Hill.

10.3 Key areas of infrastructure required to be delivered as part of a new development will be funded by the developers. Other infrastructure required owing to the additional impact that is directly related to a development will be funded through financial contribution towards off-site provision. This will be negotiated by S106 contributions or the Community Infrastructure Levy (CIL) when adopted.

The Burgess Hill Town Wide Strategy

10.4 The Town Wide Strategy 2011 was produced by Burgess Hill Town Council. The Town Council considered that in light of current funding issues, investment from new residential development in the town must help fund further facilities and infrastructure to help achieve both their and the local community's aspirations.

10.5 A number of projects and infrastructure proposals will be needed to achieve the above objectives. The Strategy outlined the costs for these improvements which totalled approximately £40 million. These were identified as being over and above any other infrastructure costs required in Burgess Hill. In order to support the projects, a requirement of 4,000 new homes would need to be built around the town. One of the sites, land to the east of Kings Way has already been granted outline planning permission.

District Plan (withdrawn) Infrastructure Delivery Plan (IDP)

- 10.6 A draft Infrastructure Development Plan was produced in May 2013 which identified the type, location and estimated cost of the infrastructure required to support the development of Mid Sussex as set out in the withdrawn District Plan. It was submitted as a background evidence document.
- 10.7 The draft Infrastructure Development Plan has estimated that the total cost of infrastructure needed to support new development in Mid Sussex is approximately £137,348,000. Taking into account other actual and expected sources of funding, there is a potential infrastructure funding gap of approximately £118,500,000.

Infrastructure Requirements

- 10.8 Table A below sets out the key infrastructure requirements to enable the Neighbourhood Plan to be delivered and is based on the Burgess Hill draft infrastructure schedule contained within the withdrawn District Plan IDP⁷. It uses the schedule as the framework and adds information on the main physical, environmental and social capital relating to the Neighbourhood Plan and links these to the Burgess Hill Town Wide Strategy. This is because the Town Council understands that infrastructure required for the Neighbourhood Plan, in many cases is also required to bring forward the strategic developments. Prioritisation will need to take place and the Neighbourhood Plan will not be able to secure all of the requirements on its own.
- 10.9 Costs associated with the main infrastructure requirements for the Neighbourhood Plan developments will be added when known.

Monitoring

- 10.10 It is important that the delivery of policies is monitored and reviewed. The Plan covers a 16 year period and changes will occur in that time. Monitoring allows the Plan to remain

⁷ Whilst the IDP remained in draft form when the District Plan was submitted July 2013, it is referenced and used in the Neighbourhood Plan as a starting point for considering the overall infrastructure costs and responsibilities for delivering the Plan. Even though the District Plan is now withdrawn, the Town Council considers the format is an appropriate one for the Neighbourhood Plan.

flexible and identifies when the Town Council will need to consider a review of the Plan or selected policies.

10.11 If monitoring shows that projects within Leylands Park, Victoria Road Industrial Estate and the Town Centre or planned infrastructure are not coming forward then the Town Council will need to consider what action to take. Some policies have clear targets such as delivering new community facilities or improvements to the town centre whilst others will be secured more through planning applications or just maintaining the existing situation within a ward.

10.12 The Town Council and Mid Sussex District Council will work together to bring forward proposals to review the neighbourhood plan as necessary during the plan period following procedures for review as may be set out in neighbourhood planning regulations applying at that time. It is intended that such reviews are carried out approximately every five years.

TABLE A: INFRASTRUCTURE SCHEDULE⁸

TRANSPORT/CYCLING/WALKING

Schemes in IDP	Neighbourhood Plan reference	Estimated cost	Funding	Delivery lead
Parking Strategy scheme	No reference to parking strategy but to parking standards for new development	£700,000	WSCC	WSCC
Replacement pedestrian and cycle bridge over railway line	Reference made in Green Infrastructure chapter to improving access over railway line at St Wilfrid's Bridge	£400,000	WSCC/Network Rail	WSCC
Improvements to Burgess Hill Railway Station	Reference made to Burgess Hill station in Town Centre chapter	£1,615,000	WSCC/Network Rail	WSCC/Network Rail
Improvements to Wivelsfield Railway Station	Reference made in Sustainable Neighbourhoods for Communities chapter to Wivelsfield station	£3,175,000	WSCC/Network Rail	WSCC/Network Rail
Northern Arc link road	No reference made	£9,200,000	Strategic developers contribution	Developers/WSCC
Bus enhancements from strategic sites/across town/to stations.	No reference made	£2,400,000	Strategic developers contribution	Developers/WSCC

⁸ Shaded areas relate to Neighbourhood Plan Infrastructure requirements

Bus link from Charles Avenue/Victoria Road	No reference made	£350,000 bus link.	Strategic developers contribution	Developers
Bus gates at various locations	No reference made.	£460,000		WSCC
Improvements to bus stops/passenger info/interchange	No reference made.	£300,000	WSCC	WSCC
Pedestrian/cycle improvements including new footways and crossings	Reference made to improvements to pedestrian/cycle links in Green Infrastructure chapter.	£993,700	Strategic developers contribution/ WSCC	WSCC
A2300 into dual carriage way	No reference made.	£4,250,000	Developer	WSCC
Various route strategy improvements	No reference made	£1,700,000	Developer	WSCC
Measures to manage expected traffic flow increases on B2036/A272	No reference made.	£1,000,000	Developer	WSCC
Various junction/signal improvements	No reference made	£5,000,000	Various	WSCC
Queen Elizabeth Avenue Boulevard Scheme	Reference made in Town Centre chapter	£2,300,000	Developer/WSCC	WSCC
20mph speed limits around stations	No reference made	£100,000	WSCC	WSCC
Smarter choices/car share	No reference made	£263,000	Developer/WSCC	WSCC
The Green Circle Cycling Network Route 1-6	Reference made to improving Green Circle Links in Green Infrastructure chapter	£204,400	Strategic developers contribution/ WSCC	WSCC and Green Circle Group

The Green Circle Cycling Network B2113 Folders Lane	Reference made to improving Green Circle Links in Green Infrastructure chapter	£123,000	Strategic developers contribution/ WSCC	WSCC and Green Circle Group
Cycle scheme – Burgess Hill to Haywards Heath	No reference	£100,000	Strategic developers contribution/ WSCC	WSCC
Traffic calming Victoria Road	Reference made to traffic management in Victoria Road in Sustainable Neighbourhoods for Communities chapter.	To be agreed	Strategic developers contribution/ WSCC	WSCC
Implementing the Green Circle network	Reference made to improving Green Circle Links in Green Infrastructure chapter	To be agreed	Developers/ WSCC	WSCC and Green Circle Group

EDUCATION

Schemes in IDP	Neighbourhood Plan reference	Estimated cost	Funding	Delivery lead
New secondary school for 1,200 students	No reference made	£20,000,000	Developer/ central Government	WSCC or Free School/Academy
New primary schools	No reference made	£12,000,000	Developer/ central Govt	WSCC or Free School/Academy

HEALTH

Schemes in IDP	Neighbourhood Plan reference	Estimated cost	Funding	Delivery lead
Health Infrastructure	No reference made	£1,951,200	Sussex NHS	Sussex NHS

SOCIAL INFRASTRUCTURE (INCLUDES TOWN CENTRE)

Schemes in IDP	Neighbourhood Plan reference	Estimated cost	Funding	Delivery lead
Centre for Community Sport	Reference made to supporting new provision in Leisure and Recreation chapter.	£11,350,000	Developers	MSDC/Developers/ BHTC
Fairfield Recreation Ground	Reference made to supporting new/improved provision in Leisure and Recreation chapter.	£600,000	MSDC	MSDC

Improvements to children's play areas in various locations	Reference made to supporting new/improved provision in Leisure and Recreation chapter.	£315,000	MSDC	MSDC
Improvements to kickabout at Marle Place	Reference made to supporting new/improved provision in Leisure and Recreation chapter.	£35,000	MSDC	MSDC
New adult and junior football pitches	Reference made to supporting new/improved provision in Leisure and Recreation chapter.	£1,260,000	MSDC	MSDC
Bowls Green	Reference made to supporting new/improved provision in Leisure and Recreation chapter.	£150,000	MSDC	MSDC
Queen Elizabeth public realm/Civic Way public realm improvements	Reference made in Town Centre chapter	£255,000	WSCC/ MSDC	Local authority partnership
Church Road/Church Walk improvements	Reference made in Town Centre chapter.	£4,200,000	WSCC/MSDC/ new housing	Local authority partnership
Church Walk building improvements	Reference made in Town Centre chapter	£46,937	WSCC /MSDC	Local authority partnership
Public Square	Reference made in Town Centre chapter	£1,300,000	WSCC /MSDC	Local authority partnership
Other art/public realm improvements	Reference made in Town Centre chapter	£130,000	WSCC/MSDC	Local authority partnership
Civic Buildings – Martlets Hall/library	Reference made in Town Centre chapter	£3,727,000	WSCC/ MSDC/ new housing	Local authority partnership

Schemes in Neighbourhood Plan	Neighbourhood Plan reference	Estimated cost	Funding	Delivery lead
New/enhanced BMX track at Leylands Park	Reference made to Leylands Park in Leisure and Recreation Chapter.	To be agreed	Developers/ New housing	MSDC
New Park at Keymer Tiles	Reference made to Leylands Park in Leisure and Recreation Chapter.	To be agreed	Developers	MSDC
New Community Centre at Leylands Park	Reference made to Leylands Park in Leisure and Recreation Chapter.	To be agreed	Developers/ new housing	BHTC/MSDC
New allotments across the town	Reference made in Green Infrastructure chapter.	To be agreed	MSDC	MSDC
Redevelop Cyprus Road car park and general area for civic and cultural uses.	Reference made in Town Centre chapter	To be agreed	WSCC/ MSDC/ new housing	Local authority partnership
Redevelop The Brow area	Reference made in Town Centre chapter	To be agreed	WSCC/ MSDC/ new housing	Local authority partnership