



MS-17: Post Hearing Policy Modifications and Updates

July 2026



Contents

Introduction.....	2
DPS1: Climate Change.....	Error! Bookmark not defined.
DPT1: Placemaking and Connectivity	5
DPE2: Existing Employment Sites	6
DPE3: Employment Allocations.....	7
DPH4: Older Persons' Housing and Specialist Accommodation.....	9
DPH5: Gypsies, Travellers and Travelling Showpeople	10
DPH6: Self and Custom Build Housing	12
DPH7: Housing Mix	13
DPH8: Affordable Housing	14
DPH12: Accessibility	19
DPSC GEN: Significant Site Requirements.....	21
DPSC1: Land to the West of Burgess Hill / North of Hurstpierpoint.....	22
DPSC2: Land at Crabbet Park	26
DPSC3: Land to the south of Reeds Lane, Sayers Common	29
DPSC4: Land at Chesapeake and Meadow View, Sayers Common	30
DPSC5: Land at Coombe Farm, London Road, Sayers Common.....	31
DPSC6: Land to the west of Kings Business Centre, Sayers Common.....	32
DPSC7: Land at LVS Hassocks, Sayers Common.....	33
DPA1: Batchelors Farm, Burgess Hill.....	34
DPA3: Burgess Hill Station	35
DPA7: Land east of Borde Hill Lane, Haywards Heath.....	38
DPA9: Land to west of Turners Hill Road, Crawley Down	39
DPA12: Land West of Kemps, Hurstpierpoint.....	40
DPA17: Land to the west of Markwick Close, Bolney Road, Ansty	41

Introduction

1. A number of Main Modifications or clarifications were identified during hearing sessions in February/March 2026. This paper sets out the Council's response.
2. The table below provides a summary of the policies included in this paper.

DPS1: Climate Change	• To ensure consistency with DPN4
DPT1 Place making and Connectivity	• Explain monitor and manage
DPE2 Existing Employment sites	• Change to include reference to identifying sites on the policies map
DPE3 Employment Allocations	• Updated employment needs figures
DPH4 Older Persons' Housing and Specialist Accommodation	• Update need table
DPH5 Gypsies, Travellers and Travelling Showpeople	• Update need table
DPH6 Self and custom build	• Amend threshold
DPH7 Housing Mix	• Updates to reflect latest SHMA
DPH8 Affordable Housing	• Amend criterion 5 • Update re viability of achieving 40% affordable housing
DPH12 Accessibility	• Amend threshold
DPSC GEN Significant site requirements	• Transport matters, link capacity, parking, quality of life
DPSC1 Land to the West of Burgess Hill/ North of Hurstpierpoint	• Sustainable transport link and purpose of financial contributions at BH Station • Council's position re: 'White land'
DPSC2 Crabbet Park	• Wording re active travel link and bus provision • Update to retail provision • Yield change
DPSC3 Reeds Lane, Sayers Common	• Status and timing of masterplan – amend wording
DPSC4 Land to West of Kings Business Centre, Sayers Common	• Yield change
DPSC6 Land to West of Kings Business Centre, Sayers Common	• Yield change
DPSC7 Land at LVS Hassocks, Sayers Common	• Yield change
DPA1 Batchelors Farm, Burgess Hill	• Yield change
DPA3 Burgess Hill Station	• Clarify level of parking that will need to be provided at BH as a result of the strategic developments • Yield change
DPA7 Land east of Borde Hill, Haywards Heath	• Yield change
DPA9 Land to west of Turners Hill Road, Crawley Down	• Yield change

DPA12 Land west of Kemps, Hurstpierpoint	• Revise re access and yield
DPA17 Land west of Marwick Close, Ansty	• Yield change

DPS1: Climate Change

3. The Council are suggesting a further change to DPSC1, criteria 5 to ensure consistency with DPN4: Trees, Woodland and Hedgerows. The change is as follows:

Supporting Text

No changes to supporting text.

Policy Wording

DPS1: Climate Change
[...] Maximising carbon sequestration 4. Development will be required to protect existing Trees, woodland and hedgerows and their soils <u>are valuable natural capital assets and development will be required to seek opportunities to plant appropriate species of trees in appropriate places including street trees. Detailed policy requirements are set out in Policy DPN4: Trees, Woodland and Hedgerows.</u> [...]

DPT1: Placemaking and Connectivity

4. Following the Matter 5 examination hearing held on Wednesday 4th March regarding the relationship between the spatial strategy and transport objectives, transport infrastructure and transport constraints, the Council suggests the following wording as a potential modification to the supporting text of Policy DPT1: Placemaking and Connectivity to add clarification regarding the position around the delivery of the identified interventions and the monitor and manage process. The change is as follows:

Supporting Text

DPT1: Placemaking and Connectivity

[...] paragraph 12

...Developments should have regard to the Council's ambitions for integrating the concept of 20-minute neighbourhoods ~~embody the 20-minute neighbourhood principles~~, enabling local living through provision of advanced digital infrastructure and ensuring that the capacity, layout, and design of these sustainable networks meet the needs of local residents so that new communities have a genuine opportunity to embrace more sustainable travel habits from the outset.

[...] two new paragraphs at end of supporting text

The Council has worked with West Sussex County Council and National Highways to understand what schemes are required arising from District Plan growth, to cost the schemes and to discuss the delivery of these schemes with developers. Based on the current transport evidence, there is clarity and certainty around the active travel measures and sustainable transport measure; however, it is acknowledged that there is less clarity around the need for physical junction improvements on the Strategic Road Network. The position from National Highways, however, is that if the physical junction improvements are required, the requirement is expected to be at the back end of the plan period (2037 onwards).

All the identified schemes are within the tolerance for infrastructure contributions that's accounted for in the viability assessment. The monitor and manage approach will ensure that we know whether the active travel measures and sustainable transport measures are delivering at the anticipated rate, or exceeding performance, so that the physical junction improvements aren't needed; or as the development is built out, at a certain point in time there will be a need for these physical junction improvements to be implemented.

Policy Wording

No Changes to Policy Wording

DPE2: Existing Employment Sites

5. Following the Matter 4 examination hearing held on Thursday 26th February regarding business and industrial needs, the Council suggests the following wording as a potential modification to Policy DPE2: Existing Employment Sites (as amended in MS-08) to clarify that the policy relates to the existing employment sites and premises shown on the Policies Map. The change is as follows:

Supporting Text

No change to supporting text

Policy Wording

DPE2: Existing Employment Sites
Existing Employment Sites – Protection, Redevelopment, Intensification and Extension
Protection
[...]
The Council will seek to retain and enhance Existing Employment Sites and premises <u>(including those shown on the Policies Map)</u> for their existing authorised uses within Use Classes B2, B8, E, or Sui Generis uses of an employment character.
[...]

DPE3: Employment Allocations

Economic Growth Assessment Further Focussed Update (July 2026)

6. Following the Matter 4 examination hearing held on Thursday 26th February regarding business and industrial needs and in response to the Inspectors Post Hearings Letter requiring a reappraisal of the approach towards business and industrial land including the need to identify the appropriate economic development needs and supply balance, and specifically to update the growth scenarios in response to a raised housing requirement to 1,300 dwellings per annum, the Council has undertaken a further focused update of the Economic Growth Assessment (EGA).
7. The focussed update report provides a focused update to the economic growth scenarios for the plan period from 2021 to 2040 as follows:
 - Scenario 1 (Labour Demand) - is presented in this update for completeness but remains unchanged from the February 2026 EGA addendum.
 - Scenario 2 (Past Development Rates) - has been updated to incorporate the latest 2025/26 monitoring data.
 - Scenario 3 (Labour Supply) – has been revised to align with the Inspectors confirmed housing target, testing a maximum position of up to 1,300 dwellings per annum to account for the unmet need of neighbouring authorities.
8. The report assesses the demand-supply balance for employment land in the district by comparing the quantitative requirements arising from these scenarios against the current identified employment land supply.
9. The updated analysis establishes an overall economic development need ranging from 15.2 hectares (ha) to 36.7 ha for the period 2021 – 2040. When compared against the districts identified employment supply, which totals 51.9 ha, which includes extant permissions, supply under construction and allocated sites without planning permission, the district maintains a quantitative surplus across all scenarios. This surplus varies between 15.2 ha to 36.7 ha.
10. In relation to specific use classes, the analysis identifies that there is sufficient floorspace identified to accommodate future needs for light and general industrial, as well as storage and distribution uses, against all scenarios. It does identify a slight shortfall of office space of c.3,300 sqm, within the upper end of the labour supply scenario, however, identifies that this deficit could be addressed through the identified surplus of c.11,290 sqm of mixed B1/Eg space, which provides the necessary capacity and flexibility to accommodate office requirements.
11. In conclusion, the updated evidence demonstrates that Mid Sussex has sufficient identified capacity to accommodate its future business and industrial needs to 2040, included when tested against the higher housing growth scenario of 1,300 dpa.

12. Following this work, the Council suggests the following wording as a potential modification to Policy DPE3: Employment Allocations.

Supporting Text

DPE3: Employment Allocations

The Economic Growth Assessment Focussed Update Report (~~March 2022~~ July 2026) identifies employment need over the plan period. This is based on demographic data and employment growth projections aligned with forecast housing growth set out in policy DPH1: Housing. The latest growth projections identify no outstanding residual employment need against the Labour Supply scenario, as there is sufficient supply (e.g. planning permissions and allocations) already planned for.

Use Class	Requirement (ha)	Committed Supply (ha)	Over-Supply / Deficit (ha)
Office – E(g)(i)/(iii) <u>E(g)(i)/(ii): Office</u>	3.4 <u>3.1 to 3.6</u>	4.9 <u>5.2</u>	+1.5 <u>+1.6 to +2.4</u>
Light Industrial – E(g)(iii) <u>E(g)(iii) / B2: Light and General Industrial</u>	29.6 <u>15.1 to 17.7</u>	12.9 <u>18.7</u>	-9 <u>+1.0 to +3.6</u>
General Industrial – B2 <u>B8: Storage and Distribution</u>	-7.7 <u>12.9 to 15.3</u>	12.9 <u>20.3</u>	-9 <u>+5.0 to +7.4</u>
Storage and Distribution – B8 <u>Mixed B1</u>	1.8 <u>N/A</u>	18.9 <u>7.6</u>	+17.1 <u>N/A</u>
Mixed B1 <u>E(g)(iii)/B2/B8: Combined Light / General Industrial and Storage and Distribution</u>	n/a <u>28.0 to 33.0</u>	7.6 <u>39.0</u>	+7.6 <u>+6.0 to +11.0</u>
TOTAL	27.1 <u>59.1 to 69.6</u>	44.3 <u>90.8</u>	+17.2 <u>+13.6 to +24.4</u>

There is therefore no requirement to allocate additional employment land within this Plan. However, sustainable settlements DPSC2 and DPSC3 present an opportunity to provide a mix of uses on site to create sustainable communities. The provision of employment space on these sites will provide opportunities for residents to live and work locally, reducing the need to travel.

DPH4: Older Persons’ Housing and Specialist Accommodation

13. MS-TP2: Housing (paragraphs 4.40 – 4.42) explain that the Council commissioned an update to the 2021 Strategic Housing Market Assessment (SHMA). The 2024 Update concluded an increase in housing need for older persons. The Council therefore proposes a main modification to reflect the latest position.

Supporting Text

DPH4: Older Persons’ Housing and Specialist Accommodation

[...] long-term health and mobility problems. The 2021 Strategic Housing Market Assessment (SHMA), and subsequent 2024 update, sets out that the district is likely to see a significant increase in the number of those ages 65 and over to ~~2038~~ 2040.

Policy Wording

DPH4: Older Persons’ Housing and Specialist Accommodation		
Older Persons’ Housing Need		
Over the Plan Period there is an estimated need for net 1,887 <u>2,302</u> additional dwellings with support or care and net 211 <u>690</u> additional bedspaces. The need by type identified by the 2021 <u>2024</u> SHMA is set out below:		
Accommodation Type and Tenure	Need (units/ bedspaces)	
Housing with support (retirement living or sheltered housing)	Market	801 <u>992</u>
	Affordable	15 <u>145</u>
Housing with care (extra care)	Market	857 <u>904</u>
	Affordable	214 <u>261</u>
Residential care bedspaces		300 <u>415</u>
Nursing care bedspaces		0 <u>275</u>

DPH5: Gypsies, Travellers and Travelling Showpeople

14. MS-TP2: Housing (paragraph 4.54) explains that the Council commissioned an update to the 2022 Gypsy and Traveller Accommodation Assessment (GTAA). The 2024 Update concluded an increase in housing need for Gypsy and Traveller pitches. The Council therefore proposes a main modification to reflect the latest position in need and supply.

Supporting Text

DPH5: Gypsies, Travellers and Travelling Showpeople

[...]

National Planning Policy for Traveller Sites (PPTS)(2015) requires Local Planning Authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople to address the identified accommodation needs of Travellers in their area.

The 2022 Mid Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA), and subsequent 2024 Update, considers the accommodation needs of Gypsies, Travellers and Travelling Showpeople and sets out the amount of permanent Gypsy and Traveller accommodation required within the district for the period to 2038 2040. [...]

Policy Wording

DPH5: Gypsies, Travellers and Travelling Showpeople		
The Mid Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2022 2024) identifies a need for 49 net permanent pitches for Gypsies and Travellers who still travel meet the PPTS definition and 12 net permanent pitches for Gypsies and Travellers who no longer travel do not meet the PPTS definition, for the period 2021 to 2038 2040. Part of the 21-pitch need will be met by the delivery of existing commitments, as shown in the table below.		
Gypsy and Traveller Provision		
Gypsy and Traveller Pitch Provision	No longer travel	Still travel
Minimum Permanent Pitch Requirement (2021 to 2038)	12	4
Commitments (as at 1 April 2021)	13	0
Total residual requirement	0	4
		Permanent pitches
Minimum Permanent Pitch Requirement		9

Does not meet definition	<u>12</u>	
Commitments	<u>17</u>	
Total residual requirement	<u>4</u>	
[...]		

DPH6: Self and Custom Build Housing

15. Following the Matter 3 hearing held on Thursday 26th February regarding accessible homes and the threshold for requiring provision, the Council suggests the following wording as a potential modification to Policy DPH6: Self and Custom Build Housing. The suggested wording has been prepared in liaison with Thakeham Homes, as agreed at the hearing, to assist in addressing concerns regarding the potential oversupply of serviced plots over the Plan period. The proposed modifications seek to ensure that the provision of serviced plots is aligned with demand and that the distribution of serviced plots is not skewed to the very large sites. The change is as follows:

Supporting Text

No changes to supporting text.

Policy Wording

DPH6: Self and Custom Build Housing
[...] 3. A minimum of 2% of the residential plots on housing sites comprising of 100 or more dwellings, <u>capped at 5 serviced plots</u>, will need to be provided as serviced plots for self or custom build housing, <u>unless otherwise agreed with the Council</u>. [...]

DPH7: Housing Mix

16. MS-TP2: Housing (paragraphs 4.35 – 4.36) explain that the Council commissioned an update to the 2021 Strategic Housing Market Assessment (SHMA). The 2024 Update suggests an adjustment to the mix of 1- and 4+ bedrooms market dwellings. The Council therefore proposes main modifications to the supporting text and policy to reflect the latest position.

Supporting Text

DPH7: Housing Mix

The ~~2021~~ Mid Sussex Strategic Housing Market Assessment (SHMA) identifies that the greatest change in household projections within the district to ~~2038~~ 2040 will be from those households without dependent children; accounting for 31.9%. However, there remains a notable increase in households with dependent children, at 19.6%.

Policy Wording

DPH7: Housing Mix				
[...]				
1. Provide a mix of dwelling types and sizes that reflects current and future local housing needs. As identified by the 2021 <u>2024</u> SHMA, the Council expects the ranges set out in the table below to be used as a starting point:				
	1 bed / 2 person	2 bed / 4 person	3 bed / 5 person	4+bed / 6 person
Market housing	5 0 -10%	20-25%	40-45%	25-30 -35%
Affordable Ownership	10-15%	50-55%	25-30%	5-10%
Affordable Rented	30-35%	40-45%	15-20%	5-10%
[...]				

DPH8: Affordable Housing

17. The Council proposes modifications to the supporting text and policy to ensure it is in accordance with changes to national policy which no longer requires 25% of affordable homes to be First Homes. The suggested changes will allow greater flexibility for other affordable home ownership products to come forward.

Supporting Text

DPH8: Affordable Housing

The ~~2021~~ Mid Sussex Strategic Housing Market Assessment (SHMA) provides the underlying justification for requiring the provision of affordable housing on residential development through affordable housing policies.

[...]

In order to respond to the identified need for affordable housing of different tenures and to help deliver mixed, balanced and sustainable communities, the Council will require the provision of 25% intermediate housing (Low Cost Home ownership – to include shared ownership/First Homes or any other product which may be bought forward) with the remaining 75% being provided as social or affordable rented homes, on ~~all~~ sites above the Affordable Housing threshold.

[...]

The 2022 Mid Sussex Local Plan Viability Study, and subsequent updates, applies the likely costs of new housing developments, including affordable housing and other policy requirements such as accessibility and space standards, environmental policies and infrastructure contributions (Section 106).

The requirement for the provision of a minimum of 30% affordable housing applies to ~~all types of~~ residential development. ~~This includes, including~~ changes of use, [...]

Schemes delivering 100% affordable housing, ~~self or custom build housing~~, or specialist accommodation (such as older persons' housing) are not required to provide intermediate housing. ~~First Homes~~, only dwellings for social or affordable rent. Proposals for self or custom build housing are not required to provide affordable housing. [...]

Design

Any rented flats are to be provided in separate blocks, around separate cores or on separate floors or with separate access to any ~~First Homes~~ Intermediate Housing and open market flats, [...]

Policy Wording

DPH8: Affordable Housing

[...]

1. A minimum of 30% on-site affordable housing, with the number of units rounded up to the next whole number, on all residential and mixed-use developments providing 10 dwellings or more, or with a combined gross floorspace of greater than 1,000m²

[...]

5. A mix of affordable housing tenure comprising 25% intermediate housing (shared ownership/ First Homes) and 75% social or affordable rented, unless the best available evidence supports a different mix.

[...]

Affordable Housing Threshold – Scope to Increase from 30% to 40%

18. The Submission District Plan includes a requirement for a minimum of 30% on-site affordable housing on all residential and mixed-used developments providing 10 dwellings or more, or with a combined gross floorspace of greater than 1,000m². This is the same threshold as the current adopted District Plan policy.
19. As set out in the Council's Topic Paper [MS-TP2: Housing], hearing statement on this matter [MS03], and as discussed at the hearings, the Council has a robust track record of delivering affordable housing against its current adopted policy requiring 30%. The Strategic Housing Market Assessment [H6] supported 30% provision.
20. Viability assessment supporting the Submitted District Plan demonstrated that 30% was viable. The Council has rarely experienced occasions where meeting the affordable housing requirement has been challenged on viability grounds.
21. At the hearings, some parties proposed an increase to 40%. This was on the basis of meeting a higher quantum of affordable housing need, particularly in the vicinity of Crawley where a high affordable housing need exists. In respect of proposed allocation DPSC2: Crabbet Park, Crawley Borough Council sought an increase to 40% for this site. The Council committed to testing whether there was scope for an increase.
22. The Inspector provided his interim conclusions [IDJB-012] on this matter. This recognised the *“demonstrable track record of successful housing delivery with this level [30%] of affordable housing”* and was therefore considered sound. With respect to DPSC2, the Inspector notes *“the submitted plan as it stands, together with the proposed nomination rights for Crawley, would deliver a substantial number of affordable homes for Crawley”*. In addition, he notes that the Council will need to consider matters of fairness and consistency with regards to setting

differential rates for different sites, and the likely substantial infrastructure costs associated with a strategic site such as Crabbet Park which will impact viability.

23. Nevertheless, the Council has tested the potential for an increased requirement. Viability Study – 2026 Update Note has been prepared [IV6] which tests the scope of increasing the affordable housing requirement, given updates to build costs, land values and property prices. It also considers the impact on viability of other policy changes which have emerged throughout the examination to date.
24. The Update Note concludes that, in viability terms, there is potentially scope to increase to 40% against all typologies aside from brownfield/town centre development. However, it does suggest caution and to consider the viability evidence in the round alongside other factors.
25. The Update Note states *“In considering the results it is important to set them in a wider context of uncertainty in the wider economy. Further, Policy DP31 Affordable Housing in the adopted Local Plan seeks 30% affordable housing and this is normally delivered, so whilst the adopted Local plan does not seek zero carbon development, the expectation of 30% affordable housing will have been (or should have been) anticipated by developers when agreeing to buy land for development.”* (para 8.13)
26. In relation to Crabbet Park, the Council has considered the representations made by Crawley Borough Council. Crawley has indicated that there is a large affordable housing need in the borough and that Crabbet Park would provide an opportunity to deliver much needed affordable-housing close to where it is arising. The adopted Crawley Borough Local Plan includes supporting text that sets out principles for development ‘At Crawley’ i.e. urban extensions on or close to Crawley’s administrative boundaries. This includes support for developments in these locations where (amongst other criteria) *“The development helps address unmet development needs arising from Crawley, including in relation to housing mix, type, tenure and affordability (including meeting the 40% affordable housing levels and agreements in relation to the nomination rights for those on the Crawley housing register).”* The Council is fully cognisant of the affordable housing issues within Crawley borough.
27. In the Statement of Common Ground [DC6a] agreed by the two parties in March 2026, the Councils have agreed in principle a 50/50 share of affordable housing nomination rights on this site. This reflects the same approach taken in the past at previous allocations close to Crawley boundaries. Based on an allocation of 1,950 dwellings, 585 would be affordable homes of which Crawley Borough Council would have nomination rights on 293.
28. The Council is open to exploring the same approach with the additional sites proposed close to the Crawley boundary (such as those at Pease Pottage). This would increase the number of homes that Crawley would have nomination rights over contribute towards meeting need arising from Crawley’s housing register. Based on a total yield of 937 proposed at Pease Pottage, 281 would be affordable homes of which Crawley Borough Council would have nomination rights on 141.

29. At the hearings, the site promoter for Crabbet Park identified the significant infrastructure requirements for the site (including provision of primary and secondary education, community facilities) in order for it to be a sustainable community as required by the Plan. The site promoter expressed concern that, based on these, provision of 30% affordable housing was achievable but an increase would lead to delivery uncertainty.
30. The site promoter noted that the viability evidence commissioned by the Council [IV2 and IV5] at Submission stage was now likely to have underestimated the costs of delivering the required Biodiversity Net Gain, build costs have increased, and that the developable area assumed by the assessment was likely to be lower given constraints on site. Whilst the Update Note has re-looked at this across the board, there are still uncertainties regarding the level of BNG being proposed on-site at Crabbet Park compared to off-site (which is more costly), and the developable area is still uncertain as master planning is progressing. There continues to be uncertainty regarding build costs.
31. As concluded in the Update Note, the results should be treated with caution for these reasons and considered in the round. This conclusion is relevant for all sites, particularly Significant Sites. An increase in the affordable housing requirement to 40% is not without delivery risks.
32. There was discussion during the hearings about a differential (increased) rate for Crabbet Park due to the need arising at Crawley. The Council shares the concerns raised at hearings by the Inspector and site promoter for Crabbet Park regarding fairness and would not support a differential rate. The Council also recognises the advanced state this site has reached (a planning application is anticipated this year) and the impact a late change would have on the delivery trajectory and deliverability as a whole. The Council is of the view that exploring 50/50 split of nomination rights with Crawley Borough Council would be a more certain, fair and effective mechanism to delivering affordable housing for Crawley, particularly in the light of Local Government Reorganisation.
33. In conclusion, the Council needs to weigh a number of factors into the balance before it can conclude whether a higher requirement can be supported. In doing so, it has considered:
- The Inspector's initial view that 30% is 'sound';
 - Its demonstrable track record in delivering 30%;
 - The benefits in being able to deliver a greater quantum of affordable homes adjacent to Crawley, where there is a large affordable housing need weighed up against potential deliverability issues;
 - The importance of delivering on-site infrastructure (e.g. provision of new services and facilities such as schools and community buildings) to support development, particularly on Sustainable Communities sites. These are inherently more costly than standard/formula-based financial contributions;

- The views of the development industry (as noted during the hearings and via engagement on the Infrastructure Delivery Plan (IDP)), who have suggested that the provision of such infrastructure is becoming more costly to provide due to increasing build costs, and that whilst 30% can be achieved a figure substantially higher than this would be challenging, particularly on strategic sites with on-site infrastructure demands;
- The progression of a number of sites. To date, four proposed allocations (DPA1: Batchelors Farm, DPA7: Land east of Borde Hill Lane, DPA9: Land to west of Turners Hill Road, and DPA14: Land at Foxhole Farm) have achieved planning permission at 30% affordable housing. There are currently 4 sites from the Submission District Plan with planning applications to be determined, and applications for DPSC2 and DPSC3 (both Sustainable Communities sites) are at an advanced stage of preparation with submission likely before the end of 2026. The Update Note suggest caution in making a late change given the advanced nature of these; and
- The Council is mindful of the Minister of State for Housing and Planning's letter to the Interim Chief Executive of the Planning Inspectorate (July 2026¹) which recognises that local plans are progressing against a backdrop of "volatile economic conditions... which is likely to impact on local plan preparation". Whilst the Viability Note suggests there is scope for an increase, this is set against such a backdrop of uncertainty and should be treated with caution.

34. The Council has considered the above very carefully, but at this time suggests that retaining an affordable housing provision of 30% will provide more certainty in deliverability terms.

¹ <https://www.gov.uk/government/publications/local-plan-examinations-letter-to-the-interim-chief-executive-of-the-planning-inspectorate-july-2026>

DPH12: Accessibility

35. Following the Matter 3 hearing held on Thursday 26th February regarding accessible homes and the threshold for requiring provision, the Council suggests the following wording as a potential modification to Policy DPH12: Accessibility. The suggested wording has been prepared in liaison with Thakeham Homes, as agreed at the hearing, to assist in addressing concerns regarding the potential impact on achieving the identified quantum of dwellings when applying the proposed requirements.

Supporting Text

DPH12: Accessibility

[...]

Providing homes which are built to at least Category 2 M4(2) accessible and adaptable standards will help ensure that homes are suitable and capable of meeting a household's changing needs. It is more practical and cost-effective if homes are built to these standards rather than retrofitting necessary alterations if this is even possible. Therefore, the policy requires that at least 40% of all new homes are built to at least Category 2 (M4(2)) adaptable and accessible standards. It also requires that a proportion of affordable homes are built to Category 3 (M4(3)(2)(b)) wheelchair user standards. The floor areas of these units should be approximately 20% larger in the case of flats and 30% larger in the case of houses (as shown in the table in DPH8: Affordable Housing), to properly accommodate the requirements and all units will require an area of private outdoor space.

[...]

Policy Wording

DPH12: Accessibility
[...]
Category 2 - Accessible and Adaptable Dwellings
A minimum of 40% of all At new residential dwellings will be expected to meet Category 2 – accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4(2), with the following exceptions:
1.Where new dwellings are created by a change of use. 2.Where the scheme is for flatted residential buildings of fewer than 10 dwellings. 3.Where specific factors such as site topography make such standards unachievable by practicable and/or viable means.
Category 3 - Wheelchair-User Dwellings

4. Category 3 – Wheelchair-user dwellings under Building Regulations – Approved Document M Requirement M4(3)(2)(a) will be required for a minimum of 5% of market homes, dependent on the suitability of the site and the need at the time, or unless agreed with the Council.
5. Where affordable housing is required, a minimum of 4% of the affordable housing units (rounded up to the next whole number), on all suitable schemes, unless otherwise agreed with the Council's ~~Housing Enabling Officer~~, will be required to be wheelchair accessible dwellings for rent, built to the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of schedule 1 of the Building Regulations 2010 as amended.

[...]

DPSC GEN: Significant Site Requirements

36. Following the hearings on Matter 7 which covered the three Sustainable Communities, the Council proposes the following potential modifications to Policy DPSC GEN: Significant Site Requirements. This revised wording has been prepared to address the concerns relating to the approval process intended by criterion 1 of the Policy. The revised wording seeks to provide clarity as to who is responsible for approving the Masterplan, Design Code, Infrastructure Delivery Strategy and Phasing Plan. It also sets out when the Council expects the Masterplan to be submitted. The Council proposes a modification to criterion 8 in response to West Sussex County Council's comments which suggested the criterion should be strengthened.

Supporting Text

No changes to supporting text.

Policy Text

DPSC GEN: Significant Site Requirements	
1.	Progress in accordance with an allocation-wide Masterplan (<u>incorporating a Movement Strategy</u>), Design Code, Infrastructure Delivery Strategy and Phasing Plan which will have been submitted to and to be approved by the Local Planning Authority. Each planning application should be determined in accordance with <u>regard to</u> these documents. • <u>The Masterplan should be submitted and approved in advance of any planning application, unless otherwise agreed by the Local Planning Authority</u> • The Masterplan must be informed by a community engagement exercise and must consider relationships with existing settlements and other Site Allocations in order to ensure all future development is integrated with the existing community. • The Infrastructure Delivery Strategy must demonstrate how the infrastructure will be delivered in a timely manner to meet the needs of the new community and to mitigate impacts of the development on the existing community.
[...]	
8.	Support <u>Provide or contribute to</u> delivery of new inter-urban active travel routes to nearby towns, including those identified in the West Sussex Walking and Cycling Strategy 2016-2026 suggested schemes listed at Appendix 1.

DPSC1: Land to the West of Burgess Hill / North of Hurstpierpoint

Clarifications regarding the Active Travel route

37. Following the hearings on Matter 7 which covered the three Sustainable Communities, the Council proposes the following potential modification to Policy DPSC1 to clarify the responsibility for the delivery and for contributions to the active travel route. The Council also clarifies below its intentions towards the undeveloped land between DPSC1 and the current built up area of Burgess Hill, which is shown on the Policies Map as “white land” outside the allocation but within the black line development boundary of the town.

Supporting Text

No changes to supporting text

Policy Wording

DPSC1: Land west of Burgess Hill / North of Hurstpierpoint
7. A layout which prioritises active and sustainable travel connections throughout the within and off-site: a) Linking to Burgess Hill town centre, with potential to support delivery of a shared route with other allocated sites at Sayers Common (potential route shown at Appendix 3), <u>Provision of an active travel route within the site from Cuckfield Road in the west to Jane Murray Way in the east, to link up with the wider Sayers Common to Burgess Hill active travel route (potential route shown at Appendix 3),</u> and links to employment uses centred around the A2300 and the strategic allocation of Brookleigh to the north.

Undeveloped land between DPSC1 and the current built up area of Burgess Hill (“white land”)

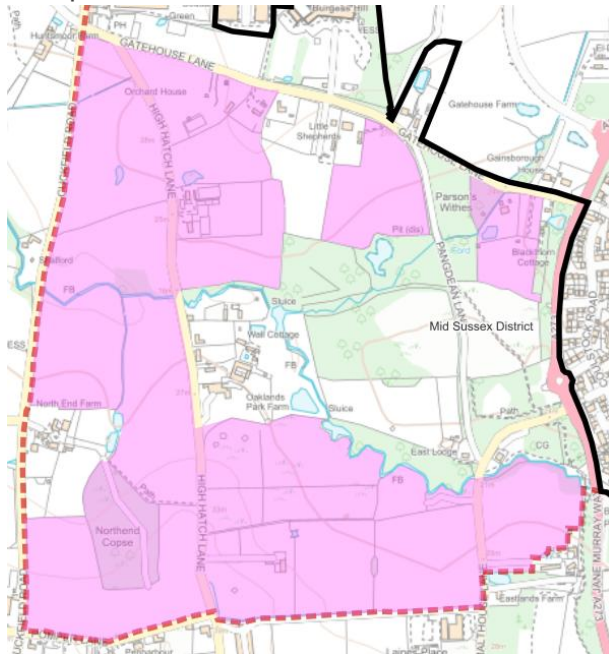
38. This note responds to the Inspector’s Post Hearing Letter [IDJB-12] where he asks the Council “to clarify their intentions towards the undeveloped land between DPSC1 and the current built up area of Burgess Hill, which is shown on the Policies Map as “white land” outside the allocation but within the black line development boundary of the town.”

Allocation

39. Map 1 below shows the proposed allocation of DPSC1 in pink, the existing defined built-up area boundary in black and the proposed built-up area boundary in red dotted. The ‘white land’

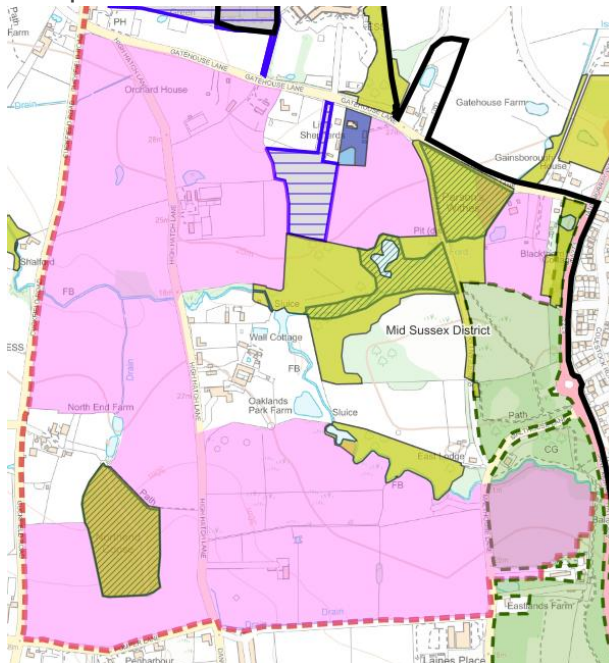
referred to by the Inspector is everything within the proposed built-up area that is not covered by the DPSC1 allocation in pink.

Map 1



40. With regards to the 'white land' referred to by the Inspector, there are a number of designations on this land which do not show on the policies map which are shown in Map 2 and are set out below. Certain designations are not shown on the policies map as the policies are general or not applying to a specific land parcel but will apply if a site has a certain characteristic or features.

Map 2



Existing Employment Site

41. The existing employment area to the south of Gatehouse Lane is shown in blue hatching. This land is protected by Policy SA34 for the retention of employment land. Once the District Plan is adopted, this site will be safeguarded by Policy DPE2: Existing Employment Sites.

Ancient Woodland

42. The areas of ancient woodland are shown in green hatching. These areas are Northend Copse in the southwest, Jacksons Pit in the centre and Parsons Withes in the northeast. Ancient woodland is an irreplaceable habitat and the NPPF (paragraph 193c, December 2024) sets out that development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. Areas of ancient woodland are protected in the Mid Sussex District Plan by Policy DPN1: Biodiversity, Geodiversity and Nature Recovery which states that direct and indirect damage and harm to existing important ecological assets, including irreplaceable habitats such as ancient woodland, will need to be avoided, including from recreational use; and also Policy DPN4: Trees, Woodland and Hedgerows which states that ancient woodland and their soils will be protected.

Green Infrastructure

43. Land safeguarded by Policy DPN3: Green and Blue Infrastructure is shown in light green with a dashed edge. This land is Pangdene Lane Meadows and Malthouse Lane Meadows, which is required to create and deliver a multi-functional 'Green Circle' around Burgess Hill and will be safeguarded from development. This land will be safeguarded as green and blue infrastructure and allocated for informal open space.
44. In addition, Policy DPN3: Green and Blue Infrastructure sets out that existing green and blue infrastructure assets, links and the overall multi-functional network will be protected, and new green and blue infrastructure will be encouraged as part of development proposals. To ensure the existing green and blue infrastructure network is protected and to help mitigate the effects of climate change, important green and blue infrastructure assets and links will be safeguarded from development.

Priority Habitat Inventory

45. Land designated as Priority Habitat Inventory land is shown in lime green. The National Planning Policy Framework definition of Priority Habitats (and Priority Species) is as follows: *Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006*. Paragraph 192b of the NPPF (December 2024) sets out that plans should promote, the conservation, restoration and enhancement of Priority Habitats.
46. Both areas of Priority Habitat within the 'white land' are deciduous woodland.
47. Priority Habitats are identified as an important ecological asset in Policy DPN1: Biodiversity, Geodiversity and Nature Recovery, which sets out that direct and indirect damage and harm to existing ecological assets will need to be avoided.

Local Nature Recovery Strategy

48. Policy DPN1: Biodiversity, Geodiversity and Nature Recovery expects development to meet the objectives of the Local Nature Recovery Strategy and any local nature recovery network or strategy, taking opportunities to deliver ecological networks and green and blue infrastructure.
49. The West Sussex Local Nature Recovery Strategy (LNRS) maps key habitats and identifies the main principles and local priorities for nature recovery, aiming to create better-connected, healthier, more biodiverse and resilient landscapes. These priorities and measures are set out in Part 2 of the West Sussex LNRS and relate to Priority: W1 and W2 (woodland, hedgerows and scrub) and Priority: R1 (rivers and rivers systems). The 'white land' includes some of these features.
50. It is understood that the overarching aim for nature recovery in this area is to strengthen and enhance the woodland along the river and improve connectivity to the area of woodland to the west known as Great Wood as well as improving connectivity along the watercourse.

Conclusion

51. It is acknowledged that the undeveloped area will be within the built-up area boundary, however it is not the Council's intentions to specifically designate it for an environmental, ecological or open space purposes. The Council can rely on a range of existing policies, set out above, to protect areas of importance within the 'white land'.
52. The Council intends to keep this area within the built-up area boundary, where the presumption of development would be allowed. This is because there are various pockets that are not protected by other policies and where development may be acceptable in principle. Any proposals would be considered on their own merits, in accordance with District Plan policies. If found acceptable, any development in this location could contribute towards windfall.

DPSC2: Land at Crabbet Park

53. Following the Matter 7 hearing on Policy DPSC2: Land at Crabbet Park, held on Wednesday 18 March, the Council proposes the following potential modifications to the policy. This revised wording has been prepared to address concerns relating to active travel connectivity and bus provision, including improved links to key destinations in Crawley. It also responds to representations from Crawley Borough Council regarding the potential impact of competing retail uses at Crabbet Park on nearby local centres within Crawley. Accordingly, the policy introduces a threshold to limit the scale of retail development at the site. Further amendments have been incorporated to the supporting text following consultation with Crawley Borough Council after the hearings.
54. A number of additional proposed main modifications have been made in relation to infrastructure requirements and the High Weald Area of Outstanding Natural Beauty (AONB). These are drawn primarily from hearing statements submitted by stakeholders in advance of the hearings.
55. MS-TP2: Housing (paragraph 2.15) explains that the Council took a precautionary approach to the quantum of development anticipated within the plan period. For reasons set out in MS-TP2, it is anticipated that a minimum of 1,950 dwellings is now deliverable within the plan period. The Council therefore proposes a main modification to increase the yield deliverable within the plan period by 450 dwellings.

Supporting Text

The site promoter has prepared a visioning document for this site, which is available to view at www.midsussex.gov.uk/DistrictPlan by following the links to District Plan Review and Evidence Base. An indicative plan showing the approximate location of uses and mitigation is available below. Both the visioning document and indicative plan are This is for illustrative purposes only and subject to detailed master planning by the promoter at the planning application stage.

Policy Wording

DPSC2: Land at Crabbet Park					
SHELAA Ref:	18	Settlement:	Copthorne (Mid Sussex) Crawley (Crawley)	Gross Site Area (ha):	172
Indicative Development Capacity					
Net Residential Dwellings			2,000 (approximately 1,500 to 2039) 1,950		
Employment			1,000sqm E Class		
Older Persons Accommodation			Contribution towards identified need		
Retail / Community			TBC Up to 1,000sqm retail floorspace Community floorspace		

Gypsy and Traveller Provision	Provision of equivalent financial contribution towards off-site provision of pitches
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DPSC2: Land at Crabbet Park Infrastructure
On site: • Land <u>and financial contributions</u> for education provision with associated all-through school with 32FE at Primary and 4FE (expandable to 6FE) at Secondary, with or without Sixth Form, with Early Years and Special Support Centre, <u>land for the provision of full-day care nurseries for Early Years and land for a SEND facility</u> • Space for provision of full-day care nurseries • Self-service Library • Community buildings • Local Community Infrastructure including allotments, public realm, public seating, public rights of way and cycle tracks • Community facilities • Leisure • Extra Care housing provision • Play area • Other outdoor provision • Outdoor sports • Informal outdoor space including community orchards • Wastewater infrastructure Financial contributions towards the provision of: • Emergency services • Healthcare Provision of: • Sustainable Transport measures and provision • Highways works

DPSC2: Land at Crabbet Park Policy Requirements
Land at Crabbet Park, as shown on the inset map, is allocated for a mixed-use development. Development shall provide all of the following: 1. Approximately <u>1,950 new homes</u> 2000 new homes, 1,500 of which are within the Plan Period, including provision of extra care housing. 2. New all-through school with <u>23</u> FE primary and 4FE (expandable to 6FE) at secondary school, with or without Sixth Form, with Early Years and Special Support Centre Provision and associated playing pitches. 3. Potential Land for the provision of a new Special Education Needs and Disability (SEND) facilities school. 4. A Neighbourhood centre with a range of community facilities <u>falling within class E and F including but not limited to, library, employment, potential healthcare and up to 1,000sqm of retail floorspace.</u>

5. Extra care housing to contribute towards the overall identified need, as set out in Policy DPH4: Older Persons' Housing and Specialist Accommodation. Such provision should be located near to the Neighbourhood Centre.
6. A transport mobility hub located close to/within the neighbourhood centre with public transport connections, such as bus and/or train links with co-location of delivery lockers and shared transport facilities — cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.
7. A layout which prioritises active and sustainable travel connections ~~throughout the~~ within and off-site:
 - a) To improve sustainable transport routes to Three Bridges train station, Crawley Town Centre and areas of employment centre including Manor Royal and Gatwick Airport and links to the Worth Way, and
 - b) Integrating green travel corridors for active travel throughout the site, including the potential for Old Hollow to be used by non-vehicular modes of travel/ creation of a 'Quiet Lane'.
8. Have appropriate regard to the setting of the High Weald Area of National Landscape (NL) Mitigation of impact of the development on the AONB which lies to the south of the site, including utilising a landscape-led approach. When having regard to the setting of the High Weald NL, consideration should be had to the historic landscape and ecological importance of Old Hollow.
9. ~~Avoid~~ Address any direct or indirect impacts associated with ancient woodland (on and adjacent to the site) including Burleys Wood, Drivers Wood, Old Hollow Wood, Brewhouse Wood, Hotel Wood, Layhouse Wood, Compasses Wood and Horsepasture Wood which will be excluded from development.
10. Informed by a Heritage Statement, provide a layout and design which preserve or enhance the setting of Grade II* Listed Building Crabbet Park, the Orangery and Tennis Court and Grade II Listed Buildings Pear Tree House, Ley House, Rowfant Mill, Rowfant Mill House and Rushmore Cottage.
11. Integrate and/or enhance the existing PRoWs that cross the site, reflecting their purpose within the overall scheme, and maximise opportunities to improve connections beyond the site.
12. Assess noise impacts associated with the M23 and provide good acoustic design to address noise impacts in the western part of the site.
13. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
14. Meet the requirements of other relevant development plan policies.

DPSC3: Land to the south of Reeds Lane, Sayers Common

56. Following the Matter 7 hearing held on Tuesday 17th March regarding the Sayers Common Sustainable Community, the Council suggests a new criterion as a potential modification to Policy DPSC3: Land to the south of Reeds Lane. Discussions during the hearing sessions highlighted concerns with regard to infrastructure and impacts of development both within and outside of the settlement. The additional criterion seeks to ensure that the significant site, DPSC3, in its Masterplan addresses these concerns.

Supporting Text

No changes to supporting text.

Policy Wording

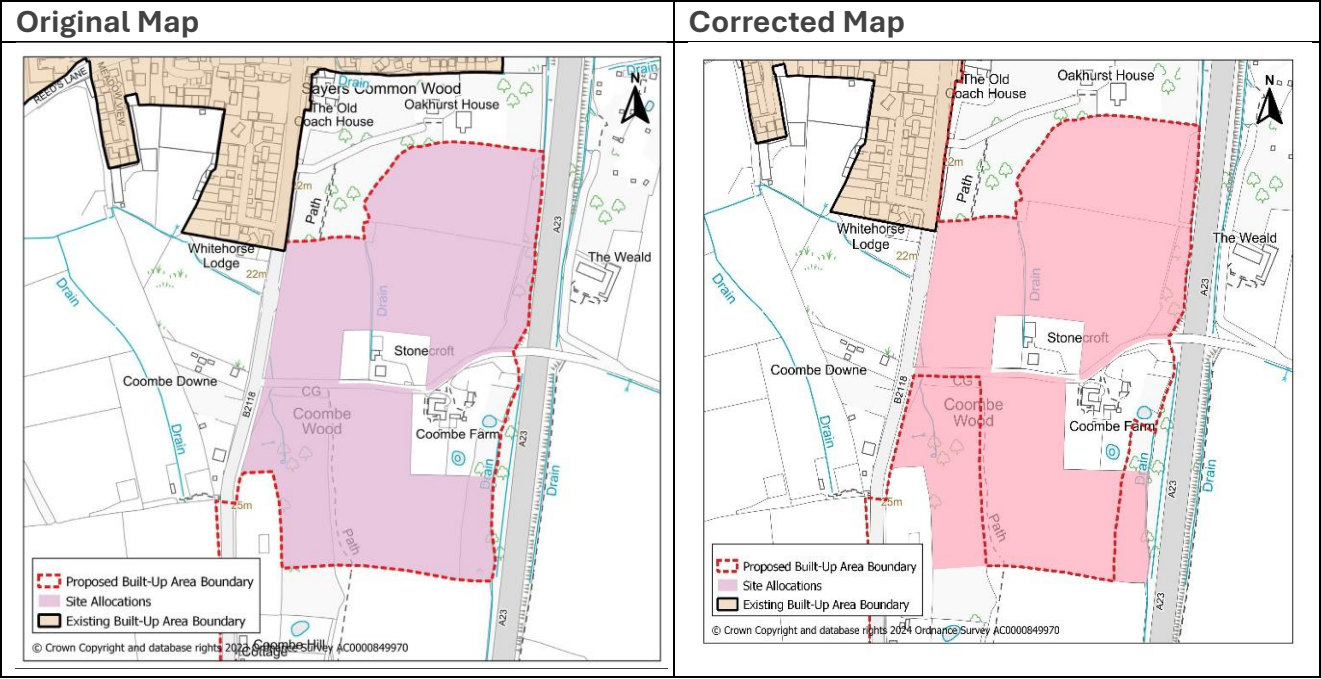
DPSC3: Land to the south of Reeds Lane, Sayers Common	
11.	<u>Demonstrate through the masterplan how the other housing allocations within Sayers Common and the existing surrounding local community can be integrated into the development, including through:</u> • <u>New and enhanced pedestrian and cycle links;</u> • <u>The provision and timing of new shared infrastructure, how it interacts with and supplements existing infrastructure; and</u> • <u>The treatment of movement within and outside the site, outlining how any impacts will be mitigated, particularly at Hurstpierpoint High Street, Twineham Lane and Truslers Hill Lane.</u>

DPSC4: Land at Chesapeake and Meadow View, Sayers Common

57. MS-TP2 Housing (paragraph 2.14) explains that, since Submission, a number of proposed allocations have either been granted planning permission or have planning applications submitted awaiting determination. In some circumstances, following further detailed work being undertaken to support the planning application, the site yield differs from that identified in the proposed allocation.
58. A planning application (DM/25/1343) for DPSC4 has been submitted for 26 (net) dwellings. The application is currently pending determination but is a decrease of seven dwellings compared to the Submission District Plan. The Council proposes a main modification to Policy DPSC4 to 26 dwellings instead of 33 dwellings.

DPSC5: Land at Coombe Farm, London Road, Sayers Common

59. The Council proposes a couple of amendments to Policy DPSC5 to correct the inset map and provide clarity and consistency to criteria 4 and 5. The Proposed Built-Up Area Boundary now excludes the two parcels of Ancient Woodland in the south of the allocation – Coombe Wood and Combe Farm Shaw.



Supporting Text

No changes to supporting text

Policy Wording

DPSC5: Land at Coombe Farm, Sayers Common
Informed by a Heritage Impact Assessment, provide a layout and design which preserve or enhance the setting of nearby Grade II listed buildings, Coombe Farmhouse, Granary, and Barn at Coombe Farm.
Address Avoid any direct or indirect impacts associated with areas of ancient woodland both on and adjacent to the site including Coombe Wood, Coombe Farm Shaw, Sayers Common Wood and Sayers Wood West.

DPSC6: Land to the west of Kings Business Centre, Sayers Common

60. MS-TP2 Housing (paragraph 2.14) explains that, since Submission, a number of proposed allocations have either been granted planning permission or have planning applications submitted awaiting determination. In some circumstances, following further detailed work being undertaken to support the planning application, the site yield differs from that identified in the proposed allocation.
61. A planning application (DM/25/3067) for DPSC6 has been submitted for 80 dwellings. The application is currently pending determination but is a decrease of 20 dwellings compared to the Submission District Plan. The Council proposes a main modification to Policy DPSC6 to 80 dwellings instead of 100 dwellings.

DPSC7: Land at LVS Hassocks, Sayers Common

62. MS-TP4: Housing Update (paragraph 1.37 – 1.38) explains that this site has an outline planning application that has been submitted for 210 dwellings (DM/26/0238). This application is currently pending determination but is an increase of 10 dwellings compared to the yield proposed in the Submission District Plan. For reasons explained in MS-TP4, the Council is satisfied that this additional yield can be supported and the allocation yield increased by 10 dwellings.
63. The Council, therefore, proposes a main modification to the yield of Policy DPSC7 to 210 dwellings instead of 200 dwellings.

DPA1: Batchelors Farm, Burgess Hill

64. MS-TP2 Housing (paragraph 2.14) explains that, since Submission, a number of proposed allocations have either been granted planning permission or have planning applications submitted awaiting determination. In some circumstances, following further detailed work being undertaken to support the planning application, the site yield differs from that identified in the proposed allocation.
65. A planning application (DM/25/2634) for DPA1 for up to 26 dwellings was submitted in October 2025. On 12th March 2026, Planning Committee resolved to approve the application. To reflect this, the Council proposes a main modification to Policy DPA1 to 26 dwellings instead of 33 dwellings.

DPA3: Burgess Hill Station

66. The response below provides an update to that set out in MS-15 question 3 a) which asked, ‘how would the existing level of parking demand on DPA3 be catered for?’ following receipt of the final Burgess Hill Parking Study in June 2026.
67. The final study has now been received and added to the examination library [O17]. The findings of the study do not alter the conclusions reached in MS-15. It remains the case that there is an acknowledgement that parking demand will be higher at the station with the additional growth proposed in Burgess Hill and surrounding areas. However, the Council is satisfied that there are options through the station redevelopment proposals and wider demand management measures to deal with this. A summary of the final Parking Study and its conclusions are set out below.

Parking Study - Summary

68. The Burgess Hill Parking Study (2026-2040), undertaken by consultants Parking Matters, has been prepared to consider the impacts on parking in Burgess Hill town centre and at Burgess Hill station. This is based on levels future development and growth across Burgess Hill and the surrounding area, including at Sayers Common over the plan period. It also considers options and strategies for dealing with, accommodating, or mitigating the change in demand. In-scope are the following car parks:

Retail Cluster	Spaces	Notes
Cyprus Road	302	MSDC Car Park
Martlets	165	MSDC Car Park
Church Rd	52	MSDC Car Park
Market Pl	293	Leased from MSDC.
Station Rd	120	MSDC Car Park
Station Cluster	Spaces	Notes
Chanctonbury Rd	38	On-street and residential parking (estimated)
Queens Cres.	205	MSDC Car Park
Station West	73	Operated by APCOA on behalf of National Rail
Station East	62	Operated by APCOA on behalf of National Rail

Scope

69. The study looks at a number of demand and supply scenarios which represent different combinations of background growth, committed and likely development impacts and seasonal uplift to reflect demand change during the year to test how robust the parking system is under different combinations of growth and change. The study considers that the DS3 / SS2 demand / supply scenario is the most likely scenario.

70. Demand Scenario DS3 includes background growth, growth from Brookleigh, growth from the permitted residential development at the Martlets centre, growth from DPSC1: Land west of Burgess Hill, and growth from Sayers Common (DPSC3-7). It is important to note that this work was commissioned by the Council's Economic Regeneration team ahead of knowing what sites were on the 'long list' for further testing, therefore any growth from potential additional allocations is not factored in however their impact is likely to be small.
71. SS2 represents a reduced supply case that combines the removal of Queens Crescent (a reduction of 205 parking spaces) linked to the station area regeneration proposals and the net change associated with replacing the Martlets Mid Sussex Car Park (+4 parking spaces).

Conclusions

72. The study shows that, based on a 'Do Nothing' scenario (DS1) that doesn't include planned housing growth, there is an over-supply of spaces in the town centre, but an under-supply of 128 spaces should Queens Crescent be closed.
73. The study concludes that demand for both town centre and station parking is forecast to increase over the plan period, driven by background growth plus committed and forthcoming developments. Under the most likely scenario, there is anticipated to be a surplus of 111 parking spaces in the Town Centre and a deficit of 217 parking spaces at the Station. Given proximity of town centre parking spaces to the station, some commuters may choose to park in the wider town centre and there may be incentives (such as cheaper parking rates and availability of spaces) to do so. Therefore, overall there will be a deficit of 106 spaces.

Cluster	Supply	DS1 Demand	DS1 +/-	DS3 Demand	DS3 +/-
SS1 Town Centre	932	403	529	825	107
SS1 Station	340	263	77	352	-12
SS1 Total	1272	666	606	1177	95
SS2 Town Centre	936	403	533	825	111
SS2 Station	135	263	-128	352	-217
SS2 Total	1071	666	405	1177	-106

74. The study recommends that a balanced approach is required to manage this. This includes maximising the performance of existing town-centre assets and demand management measures, while safeguarding and planning for an appropriate level of station parking provision to avoid unmanaged displacement effects; as well as keeping the supply and demand situation under review as things change.
75. The work relating to the redevelopment of Burgess Hill station, including level of parking provision required and what form this takes, is ongoing. As explained in MS-15, whilst the existing Queens Crescent car park may be disposed of it could be re-provided elsewhere within

DPA3. In addition It is intended to retain the existing car parks owned and operated by Network Rail (Station West and Station East) which contribute 140 spaces.

76. With regards to the growth at Sayers Common specifically, the site promoters of DPSC3: Land to the south of Reeds Land are preparing a Holistic Movement Strategy and as part of this they are considering the provision of alternative routes to Burgess Hill Station which don't involve the private car, such as a circular bus route. The work on the Holistic Movement Strategy will be presented in due course.
77. The Council are happy to include modifications to the policy to address parking matters if the Inspector considers this to be necessary for soundness and to provide some certainty. The Council suggests an additional policy requirement as follows:

DPA3: Burgess Hill Station
[...]
<u>6. Ensure an appropriate level of station parking is provided as part of the redevelopment.</u>
[...]

DPA7: Land east of Borde Hill Lane, Haywards Heath

78. MS-TP4: Housing Update (paragraph 1.39 – 1.41) explains that this site has an outline planning application that has been submitted for up to 117 dwellings (DM/25/3129). This application is an increase of 57 dwellings compared to the yield proposed in the Submission District Plan. For reasons explained in MS-TP4, the Council is satisfied that this additional yield can be supported and the allocation yield increased by 57 dwellings.
79. Planning application DM/25/3129 went to District Planning Committee on Thursday 16th July 2026. The application for up to 117 dwellings was recommended for approval and Members resolved to grant planning permission subject to conditions and the completion of a section 106 legal agreement to secure the required infrastructure contributions, Travel Plan, the biodiversity net gain requirements and the necessary affordable housing.
80. The Council, therefore, proposes a main modification to the yield of Policy DPA7 to 117 dwellings instead of 60 dwellings.

DPA9: Land to west of Turners Hill Road, Crawley Down

81. MS-TP4: Housing Update (paragraph 1.42 – 1.43) explains that DPA9 has outline planning permission for 350 dwellings². A further outline planning application (DM/26/0577) has been submitted for the northern section of DPA9 and DPA10 for 230 dwellings. This application is currently pending determination but is an increase of 43 dwellings when compared to the 150 dwellings originally permitted under DM/25/0016 combined with the yield of DPA10 (37 dwellings) in the Submission District Plan (the remaining dwellings for the southern part of the site were approved under a separate planning permission). The Council considers, in principle, that this increase can be supported and the allocation yield increased by 43 dwellings.
82. The Council, therefore, proposes a main modification to the yield of Policy DPA9 to 393 dwellings instead of 350 dwellings.

² DM/25/0014; southern section is permitted for 200 dwellings. DM/26/0016; northern section permitted for 150 dwellings.

DPA12: Land West of Kemps, Hurstpierpoint

83. MS-TP4: Housing Update (paragraph 1.44 – 1.46) explains that this site remains available for development on the basis of further clarity received from the site promoter. The Council is satisfied that the site is deliverable and developable and that it should be retained as an allocation for 90 dwellings.
84. To provide flexibility on the site access, the site promoter requests the current policy requirement is updated to refer to both Orchard Way and Sunleigh Court, the actual access to be either a single point or a combination of both. The Council's preference is for the access to be from Orchard Way but agrees that reference to Sunleigh Court would provide flexibility to ensure deliverability of the proposed allocation, and this could be reflected in the policy wording. The access arrangements for the proposed allocation would need to be approved by the Highways Authority.
85. The Council suggests the following wording as a potential modification to Policy DPA12.

Supporting Text

No changes to supporting text.

Policy Wording

DPA12: Land west of Kemps, Hurstpierpoint
1. Provide appropriate landscaping and an appropriate transition between the built development and the wider countryside to the west of the site, including ecological corridors. 2. Protect and enhance the streams on the western boundaries and crossing the site. 3. Provide a designated/equipped play area on-site. 4. Create new pedestrian and cycle links to connect to the existing PRoW network. 5. Retain and enhance the existing PRoW, Footpath 36Hu, crossing the site. 6. Upgrade Footpath 37Hu and provide enhanced pedestrian connectivity between <u>Sunleigh Court and</u> to the south of the site connecting to Western Road to Langton Lane. 7. Informed by a Heritage Statement, provide layout and design which preserve the setting of the neighbouring Grade II listed building 'Langton Grange' and the Langton Lane Conservation Area. 8. Provide suitable access from Orchard Way. <u>Alternative or additional access could be provided from Sunleigh Court should access from Orchard Way not be achievable.</u> 9. Address any impacts associated with the brick clay (Weald) Mineral Safeguarding Area. 10. Meet the requirements of other relevant development plan policies.

DPA17: Land to the west of Markwick Close, Bolney Road, Ansty

86. MS-TP2 Housing (paragraph 2.18 and table 5) sets out that the Regulation 19 representation from the site promoter of DPA17 stated that the yield for the site should be reduced to better reflect the site's potential capacity in the context of the detailed work undertaken. The Council therefore proposes a main modification to Policy DPA17 to 40 dwellings instead of 45 dwellings.