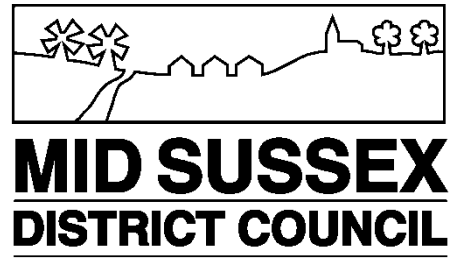


# Mid Sussex District Council



Site Allocations DPD

Built up Area Boundary and Policies Map Topic  
Paper

August 2020

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## 1.0 INTRODUCTION

- 1.1 The Built-Up Area (BUA) boundary marks the distinction between built-up areas of the towns and villages and the countryside in order to apply the relevant land use policies effectively. The Mid Sussex District Plan (and accompanying Policies Map) defines the built-up area, and all areas outside the built-up area are defined as countryside. Most of the towns and villages in the District have a built-up area boundary, and these are shown on the Policies Map. Some of the smaller villages and settlements have no built-up area. For policy purposes, these are treated as being within the countryside.
- 1.2 A review of BUA Boundaries is necessary to ensure the policies remain effective. Policy DP12 of the District Plan makes provision for the review of BUA boundaries by Neighbourhood Plans or through a Site Allocations Development Plan Document. It is also important to regularly review BUA Boundaries so that the BUA remains up-to-date for the purposes of Policy DP6 which requires the consideration of a sites proximity to the BUA boundary. Due to their significance in planning, built up area reviews must follow due planning process and be formally defined as part of the development plan.

## 2.0 PURPOSE OF THE REVIEW

- 2.1 The District Plan policies map shows the current BUA boundary. This boundary is based on a review of boundaries in 2002, undertaken to inform the Local Plan. Since then, it has been amended to include:
- Sites allocated within the Small Scale Housing Allocations DPD
  - Proposed amendments to the boundary as proposed in made Neighbourhood Plans
  - Allocated sites within the District Plan.
- 2.2 The BUA boundary on the District Plan Policies Map therefore represents the most up-to-date boundary reflecting site allocations since the last boundary review in 2002. Appendix 1 sets out the date of the last review to each boundary.
- 2.3 However, there are some newer developments (i.e. since the last boundary review 2002) that are currently outside the BUA which could now logically be included within it. This is as a result of speculative/windfall developments that have been permitted/completed since the last review took place. As the developments have been speculative rather than allocated, they have not triggered an automatic revision to the built-up area boundary (as the boundary can only be amended and adopted through the development plan process).
- 2.4 The purpose of this review is therefore to:
- Assess areas that have been built since the last review, which logically could be included within the BUA.

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- Assess areas that have planning permission which have not yet commenced/completed, which logically could be included within the BUA.

2.5 This review will not amend the BUA to include areas that have development potential (such as sites identified within the SHELAA) which are not a commitment (i.e. are not allocated or have planning permission) nor will it seek to include areas that were purposefully left out of the BUA during the 2002 review.

### 3.0 SCOPE OF THE REVIEW – CRITERIA

3.1 This review is only intending to make factual changes to the boundary to reflect built/proposed development as opposed to being a full-scale review. A full-scale review of BUA boundaries will be undertaken as part of the District Plan Review.

#### Phase 1a

3.2 The following criteria set out the types of area that will be considered for inclusion within the built-up area. Meeting any one of these criterion will not automatically warrant an inclusion into the built-up area (as the area will still need to accord with the BUA Guidelines set out below) but will be reviewed for inclusion.

**1)** Where a site adjacent to the current BUA has been allocated for development (in the District Plan, Small Scale Housing Allocations DPD, Site Allocations DPD or Neighbourhood Plans); or

**2)** Where a site adjacent to the current BUA has been permitted for development, and completed or commenced, since the last review in 2002; or

**3)** Where a site adjacent to the current BUA has been permitted for development (i.e. benefits from an extant planning permission) since 2002, but not yet commenced; or

**4)** Where development was previously excluded from the BUA as it was remote from it, but a revision to the built-up area (to reflect any of the circumstances above) may warrant its inclusion, it will be considered for inclusion.

3.3 The following exception applies:

- If a site was purposefully excluded from the BUA boundary in the 2002 review, it will remain excluded unless it meets the criteria above.

## 4.0 BUILT-UP AREA: CRITERIA FOR INCLUSION

### Phase 1b

- 4.1 Once a site has been identified as meeting the one of the four criteria above (Phase 1a), Phase 1b of the review will then apply a further set of criteria, which identify which sites should be included in the BUA. These criteria have been used consistently by the Council through the 2002 review, through iterative changes to the BUA boundaries since that time, and through the District Plan preparation process.
- 4.2 Defining the boundary of a settlement involves identifying the point at which the character of a settlement changes from being urban or semi-urban to being rural or semi-rural. In many areas there is little doubt as to precisely where the change in character occurs, for example where a housing estate is contained by a road beyond which lies farmland. In other areas the change is more subtle and less easy to identify, for example where housing on the edge of a village becomes more sporadic and is no longer related to the structure of the village.
- 4.3 The Phase 1b criteria are set out below:
- Areas will only be included within the built-up area where it is urban/semi-urban in character
  - Boundaries will only be amended where it forms a defensible extension to the existing boundary. Boundaries are drawn along identifiable physical features such as roads, watercourses, hedges or tree belts.
  - Boundaries are drawn along existing property boundaries as defined by features such as garden fences.
  - In exceptional circumstances, the boundary will be drawn to include the property but exclude the curtilage, where the character of the curtilage was clearly rural or would suffer visual harm if development permissible under policies for the BUA were allowed.
  - Uses on the edge of settlements such as playing fields and burial grounds are normally omitted from the BUA boundary.
  - Areas of low density, sporadic development on the edge of settlements and which are separated from the settlement by road or other physical feature are normally omitted from the BUA boundary.
  - Built-up area boundaries do not necessarily correspond with Conservation Area boundaries as Conservation Areas are defined using a different set of criteria.
  - Built-up area boundaries do not necessarily correspond with Strategic/Local/Green gap boundaries or boundary of the High Weald Area of outstanding Natural Beauty as these are defined using a different set of criteria.
  - Built-up area boundaries do not necessarily correspond with town/parish boundaries, or ward boundaries, nor would an addition to a built-up area necessarily warrant a review of a town/parish or ward boundary (revisions to these boundaries are outside the planning process).

- In limited circumstances, it makes logical sense to include small parcels of land which are contained between areas which are now proposed within the BUA and where there is a clear defensible boundary.

## 5.0 AMENDMENTS ASSOCIATED WITH THE SITES DPD

- 5.1 Each of the relevant inset maps have been updated to include each of the allocations in the Sites DPD for both new housing (policies SA12 – SA33) and employment allocations (policies SA2 – SA9), along with identifying existing employment sites now formally proposed to be safeguarded by policy SA34(Existing Employment Sites).
- 5.2 As set out under Phase 1a criterion 1, the BUA has also been amended to accommodate any housing allocation which is located outside and adjacent to the current BUA boundary. In the case of the housing allocation SA26: Land South of Hammerwood Road however, the site is not contiguous with the settlement of Ashurst Wood, although it is well related to the settlement. It is separated by Hammerwood Road and is part of a distinctly different character from the main settlement of Ashurst Wood. The size of the site was reduced in size following the Regulation 18 consultation, resulting in the development being more closely associated with existing development of Yewhurst Close to the east and the wider settlement area beyond, focused around Cansiron Lane, which is also outside the built-up area boundary. In accordance therefore with Phase 1b criteria regarding sporadic development on the edge of settlements, it does not make logical sense to extend the built-up area boundary around this allocation. This is shown on Policies map 4: Ashurst Wood.
- 5.3 Inset map 7b: Burgess Hill Science and Technology Park is a new inset map and has been included to identify the full extent of the proposed Science and Technology Park (SA9) which was previously only identified as a broad location under District Plan Policy DP1 (Sustainable Economic Development).
- 5.4 In addition; the proposed Burgess Hill/ Haywards Heath Multifunctional Network (draft policy SA37) has been identified on the relevant maps; key junctions identified by policy SA35 (Safeguarding of Land for and Delivery of Strategic Highway Improvements) have been included at maps 7b: Burgess Hill Science and Technology Park and map 20:Twineham showing the A23/A2300 Hickstead junction, map 8a: Copthorne inset for the Copthorne Hotel junction, map11a:East Grinstead for the A22 Imberhorne Lane and A22 Lingfield Road junction. The Wivelsfield Railway Station area (SA36) has also been identified on map7:Burgess Hill.

## 6.0 REGULATION 18 REPRESENTATIONS REGARDING THE BUILT-UP AREA BOUNDARY

6.1 In addition to the Phase 1 boundary review, consideration has also been given to representations received during the Regulation 18 public consultation on the Site Allocations DPD in respect of the BUA boundary.

6.2 The table below sets out the response to representations received and how these have been responded to.

Map reference	Proposed Amendment	MSDC Response	Conclusion
3a Ardingly	Area to the east of Selsfield Road, to the south of Cob Lane should be included within the BUA	The development on the eastern side of Selsfield Road, north of the BUA boundary is of a notably different character to that of the predominantly densely developed Village of Ardingly. The point at which the existing BUA boundary stops on the eastern side of the road, the properties no longer directly abut and front the road, they are focused around the inward looking development of Hett Close which is formed of Turnpike Court, and Hapstead House, which has the appearance of a low density, loose knit form of development with a more irregular layout than is predominantly characteristic within the main settlement of Ardingly. Further north, low density housing continues, with each of the properties occupying large garden plots with established front gardens; which denotes the semi-rural approach to the village. The housing allocation (SA25) will be of comparable density to the main settlement of Ardingly and will focus around the existing recreation ground with the clear defensible boundary of Selsfield Road to the east.	No change
4 Ashurst Wood	Land at Yewhurst adjacent to SA 26 (Land south of Hammerwood) should be included in the BUA.	An explanation of why the allocation at Hammerwood Road has not been included is set out at paragraph 5.2 above. Applying the same logic and approach to development to the north-east of the allocation; the boundary has not been extended in this area of the village	No change
7 Burgess Hill	Seven residential properties and curtilage of properties to the east of SA12 (Land South of 96 Folders Lane) should be included within the BUA	The approach into Burgess Hill from the roundabout (junction with B2112) to the east clearly denotes this section of Folders Lane as a semi-rural transitional approach to Burgess Hill, it is heavily treed and of low density development (including the 7 properties MSDC haven't included) on the southern side of the road, the properties are set back from Folders Lane behind a tree belt and hedgerow. The housing allocation (SA12), stretches behind some of these properties, however is unlikely to be readily visible along this stretch of Folders Lane and would be of notably higher density than the existing frontage properties, more akin to the adjoining	No change

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		development to the west. Due to the contribution that these 7 properties make to the character of the rural-urban transition they have not been included within the BUA.	
7 Burgess Hill	Parcel of land to the north east of SA17 (Woodfield House) including buildings at Woodfield Farm should be included within the BUA.	The BUA has been reviewed in accordance with the methodology as set out in the paper. It is well contained between the pre-existing BUA boundary and the site allocation, with a clear defensible boundary created by Isaac's Lane on the western boundary. The BUA has been amended to include land between the Northern Arc allocation and SA17.	BUA amended
8a Copthorne	The full extent of the BUA to the west of Copthorne should be shown in the Local Plan	The policies Maps published to support the Regulation 19 Site Allocations DPD now show the full extent of the BUA to the west of Copthorne.	Complete map published
10 Cuckfield	Area to the east of SA23 (Land at Hanlye Lane) should be included within the BUA	The site is formed of a small enclave of housing centred around Horsgate House and the adjacent mews development. From Hanlye Lane, this development is however substantially concealed from view, with only Orchard Lodge being readily visible. As such, the character appears as low density and rural and of notably differing character to the main settlement of Cuckfield. In addition the Cuckfield Neighbourhood Plan did not amend the boundary at this location even though it allocated two sites for development within this area.	No change
11a East Grinstead	Old Court House Building and associated curtilage to the south of SA18 (Former East Grinstead Police station) should be included within the BUA	The BUA has been reviewed in accordance with the methodology as set out in the paper. The building is physically adjoined to the Former Police Station and forms part of the parcel of development that includes East Court Cottages to the north. The entire parcel, which includes the Old Court House, is well contained by areas of open space and access roadways, clearly distinguishing it from the wider East Court development. To keep the BUA boundary as per the Regulation 18 consultation version would mean drawing it through an existing building. It therefore makes logical sense to include this parcel in within the BUA boundary.	BUA amended
11a East Grinstead	The BUA to the east of SA19 should be extended to include land at 1 -11a Crawley Down Road as the site benefits from a resolution to grant planning permission.	The BUA has been reviewed in accordance with the methodology as set out in the paper. Sandwiched between site allocation SA19 to the west and a committed housing scheme to the east and Felbridge Water runs along the southern boundary. Extension of the BUA boundary to include this site would therefore be in line with Phase 1b criteria, which notes that in limited circumstance, it makes logical sense to include a site which has clearly defensible boundaries.	BUA amended
13 Haywards Heath	Recent development at Birchen Lane and Sunte House should be included within the BUA	The BUA has been reviewed in accordance with the methodology as set out in the paper. The BUA has been amended to include the recent developments at Elm Close, Alder Way and Sunte Park.	BUA amended
17a Scaynes Hill	Residential properties and curtilages of properties to the north of Firlandsallocation (SA21)	MSDC propose that the BUA is amended to include the recent Downs Close development as well as the proposed site allocation SA31. The development within the BUA boundary, up to and including Downs Close is	No change



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	should be included within the BUA (excluding including Virginia Cottage)	characterised by narrow plot widths and a relatively dense settlement pattern. The character notably changes after Downs Close from urban village to become lower density, more sporadic development, along the southern side of Church Road/Nash Lane and is very sparse on the northern side. This section of Church Road, leading into Nash Lane is typical of a semi-rural transition into a settlement but is not characteristic of the main settlement and therefore denotes the end of the built-up area.	
18a Pease Pottage	The BUA boundary does not reflect the current built development and should reflect the true built form	The BUA has been reviewed in accordance with the methodology as set out in the paper. The BUA has been amended to include the recent development to the north of Horsham Road.	BUA amended
19 Turners Hill	Withypitts Farm house building to the south of SA 32 (Withypitts Farm) should be included in the BUA	This area which is located south-east of the allocation is predominantly very low density, with the exception of Thornhill Cottages which is a row of terraced cottages on the furthest extremity of the group. This section of Selsfield Road is predominantly loose knit, low density ribbon development, typical of the semi-rural approach to a settlement such as Turners Hill and represents the transition from the rural countryside to the village and as such has not been included in the BUA extension.	No change

## APPENDIX 1 – BUILT-UP AREA BOUNDARY: LAST REVIEW

Built-up Area	Last Review
Albourne	Local Plan BUA Review 2002
Ansty	Neighbourhood Plan
Ardingly	Neighbourhood Plan
Ashurst Wood	Local Plan BUA Review 2002
Balcombe	Neighbourhood Plan
Bolney	Neighbourhood Plan
Burgess Hill	Small Scale Housing Allocations DPD 2008
Copthorne	Local Plan BUA Review 2002
Crawley Down	Neighbourhood Plan
Cuckfield	Neighbourhood Plan
East Grinstead	Neighbourhood Plan
Handcross	Local Plan BUA Review 2002
Hassocks	Local Plan BUA Review 2002
Haywards Heath	Neighbourhood Plan
Horsted Keynes	Local Plan BUA Review 2002
Hurstpierpoint	Local Plan BUA Review 2002
Lindfield	Small Scale Housing Allocations DPD 2008
Pease Pottage	Local Plan BUA Review 2002
Sayers Common	Local Plan BUA Review 2002
Scaynes Hill	Local Plan BUA Review 2002
Sharpthorne	Local Plan BUA Review 2002
Turners Hill	Neighbourhood Plan
Warninglid	Local Plan BUA Review 2002
West Hoathly	Local Plan BUA Review 2002