

# Mid Sussex District Council

Mid Sussex District Council



Statement of Community Involvement (SCI)

March 2019



MID SUSSEX DISTRICT COUNCIL

Mid Sussex District Plan 2014 – 2031



Adopted March 2018



## Local Development Scheme



December 2020



**Mid Sussex District Council**

**Local Development Scheme December 2020**

**Status of this Document**

The Scheme will be brought into effect on 10<sup>th</sup> December 2020 by a Cabinet Member decision on 1<sup>st</sup> December 2020.

## **1.0 Introduction – What is the Local Development Scheme?**

- 1.1 The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS).
- 1.2 The LDS sets out the timetable for the production of Development Plan Documents (DPDs), including key production and public consultation stages. This enables the community, businesses, developers, service and infrastructure providers and other interested organisations and individuals to know which DPDs are to be prepared for the area and when they will be able to participate in the plan making process<sup>1</sup>.
- 1.3 This LDS covers the period from 2020 to 2023, and updates the previous LDS, which was published in June 2019 by Mid Sussex District Council. It provides information about the Mid Sussex District Council's Site Allocations DPD, and the District Plan Review.
- 1.4 Whilst not a formal requirement, for ease of reference this LDS also includes information about the main supporting and procedural documents that do or will accompany the Council's main DPD's.
- 1.5 The Local Development Scheme is available on the Council's website ([www.midsussex.gov.uk/lds](http://www.midsussex.gov.uk/lds)).

## **2.0 Development Plan Documents**

- 2.1 Development Plan Documents (DPDs) are planning strategies that contain policies for the use, protection and/ or development of land, usually including the allocation of land for development. DPD's must be in general conformity with government policy and guidance, in particular the National Planning Policy Framework.
  - Local Plans – these are compulsory and the preparation of a local plan is a statutory requirement. They usually cover a single council area but can be for more than one council area where joint plans are prepared.

A Local Plan may be a single document or a suite of documents, which can cover specific policy matters or specific geographical areas. In areas that have County and District Councils, the County Council has the responsibility for producing Minerals and Waste Local Plans.
  - Neighbourhood Plans – these are not compulsory. However, when duly prepared they are a statutory document that forms part of the development plan. In parished areas such as Mid Sussex District, these are prepared by a town or parish councils. They must be in general conformity with the

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<sup>1</sup> Public consultation will continue to be advertised and stakeholders notified when important documents are published for public consultation, in accordance with our published Statement of Community Involvement which is available here: <https://www.midsussex.gov.uk/planning-building/consultation-monitoring/>

strategic policies of the adopted local plan and are prepared to a timescale that is set by the parish councils.

### **3.0 The Mid Sussex District Statutory Development Plan**

3.1 The statutory Development Plan forms the basis for determining planning applications by Mid Sussex District Council.

3.2 On publication of this LDS in December 2020, the Development Plan for Mid Sussex District Council will comprise of the following documents:

- Mid Sussex District Plan 2014 – 2031 (March 2018)
- Saved policies of the Mid Sussex Local Plan (May 2004)<sup>2</sup>
- Mid Sussex Small Scale Housing Allocations DPD (April 2008)
- West Sussex Joint Minerals Local Plan (2018)
- West Sussex Waste Local Plan (2014)
- In addition, there are 18 ‘made’ (adopted) Neighbourhood Plans:
  - Albourne Neighbourhood Plan
  - Ansty and Staplefield Neighbourhood Plan
  - Ardingly Neighbourhood Plan
  - Ashurst Wood Neighbourhood Plan
  - Balcombe Neighbourhood Plan
  - Bolney Neighbourhood Plan
  - Burgess Hill Neighbourhood Plan
  - Cuckfield Neighbourhood Plan
  - Crawley Down Neighbourhood Plan
  - East Grinstead Neighbourhood Plan
  - Haywards Heath Neighbourhood Plan
  - Hassocks Neighbourhood Plan
  - Hurstpierpoint and Sayers Common Neighbourhood Plan
  - Lindfield and Lindfield Rural Neighbourhood Plan
  - Slaugham Neighbourhood Plan
  - Turners Hill Neighbourhood Plan
  - Twineham Neighbourhood Plan
  - West Hoathly Neighbourhood Plan
- And any other subsequently ‘made’ (adopted) Neighbourhood Plans (see Para 6.3 below).

3.3 A number of Supplementary Planning Documents (SPDs) and other documents also support the Development Plan and are material considerations in the determination of planning applications.

3.4 SPDs complement or expand upon local plan policies, for example describing in more detail how an allocated site should be developed. An SPD cannot allocate new sites for development nor contain new policies for the use of

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<sup>2</sup> The saved Mid Sussex Local Plan 2004 policies are listed in Appendix C in the Mid Sussex District Plan 2014 – 2031 adopted March 2018.

development of land, and they must not conflict with the adopted Development Plan.

3.5 The following supporting documents have been adopted:

- Mid Sussex Design Guide – adopted November 2020
- Statement of Community Involvement – adopted March 2019
- Development Infrastructure and Contributions SPD – adopted July 2018
- Development Viability SPD – adopted July 2018
- Affordable Housing SPD – adopted July 2018
- Hassocks Station Goods Yard – Development Brief (SPD) adopted November 2011
- Haywards Heath Town Centre Masterplan – adopted June 2007
- Burgess Hill Town Centre Masterplan – adopted November 2006
- East Grinstead Town Centre Masterplan – adopted July 2006
- Shopfront Design Guide – adopted April 2005.

3.6 The emerging Site Allocations DPD is informed by a range of technical evidence base studies available to download from our website (<https://www.midsussex.gov.uk/planning-building/development-plan-documents/>). Two key parts of the evidence are:

- the **Infrastructure Delivery Plan** prepared alongside the Site Allocations DPD to identify essential supporting infrastructure and services, how they will be delivered and by whom, and
- the **Sustainability Appraisal Report** prepared alongside the Site Allocations DPD to show how the sustainability assessment assessed options to inform the development of the Site Allocations DPD policies and site allocations. This is to ensure the plan reflects a balance of sustainable development objectives (social, environmental and economic factors).

#### 4.0 **Timetable for the Mid Sussex Site Allocations DPD**

4.1 The Mid Sussex District Plan 2014 – 2031 was adopted in March 2018. This document will be complemented by a Site Allocations DPD, which will allocate sites for residential or other uses, to meet the housing and employment needs identified in the District Plan.

4.2 Table 1 sets out the content, coverage and timetable for the key stages of preparing the Site Allocations DPD. Table 2 sets out a more comprehensive timetable for the preparation of the DPD.

**Table 1: Site Allocations DPD content, coverage and key stages**

<b>Mid Sussex Site Allocations Development Plan Document</b>	
<b>Role and Subject</b> – To allocate non-strategic and strategic sites of any size over 5 dwellings (with no upper limit) to meet the residual housing requirement over the rest of the plan period to meet the full plan requirement (inclusive of the uplift to 1,090 dpa from 2024/25 onwards), and to maintain a five year land supply and to allocate additional employment sites	
<b>Coverage</b> – District Wide (excluding area of district within South Downs National Park)	
<b>Conformity</b> – National Planning Policy Framework (2019)/ District Plan (2014 – 2031)	
<b>Timetable – Key Stages</b>	
Public Consultation on Preferred Approach (Regulation 18)	Autumn 2019
Statutory Public Consultation prior to Submission (Regulation 19)	Summer/Autumn 2020
Submission to Secretary of State	Autumn 2020
Examination	Winter 2020
Estimated date for Adoption for final publication	Summer 2021

**Table 2: Production timetable for Mid Sussex Site Allocations DPD**

2019												2020												2021											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
								C	P	P									C	P	P		S		E			R			C	A			

Key	
Preparation, analysis and/ or plan development	
Cabinet, Cabinet Member or Full Council review and decision	C
Public Consultation on 'Preferred Options' draft plan (Regulation 18)	P
Public Consultation prior to plan submission for examination (Regulation 19)	P
Submit plan and supporting documents to the Secretary of State for independent examination (Regulation 22)	S
Examination of the plan by an independent Planning Inspector	E
Receipt of Inspector's Report	R
Formal Adoption and publication of the Plan	A

## 5.0 Mid Sussex District Plan Review

- 5.1 The adopted District Plan policy DP4: Housing commits the Council to commencing a review of the District Plan in 2021, with submission to the Secretary of State in 2023. The District Plan Review is a key priority for the Council and therefore work will commence in 2020.
- 5.2 The publication of the Planning White Paper in August 2020 and the subsequent changes to the planning system that are likely to take place of the next couple of years, will impact on the content and format of the next District Plan. It is also anticipated that the process for preparing local plans will also change. Therefore, the timetable set out below is based on the current plan making system and is likely to be subject to change.

**Table 3: District Plan Review content, coverage and key stages**

<b>Mid Sussex District Plan Review</b>	
<b>Role and Subject</b> – The Mid Sussex District Plan was adopted in March 2018. National Planning Policy requires Local Plans to be reviewed to assess whether the need updating every 5 years, and then updated as required. This workstream includes the commencement of the ‘Review’ process, to assess the policies that remain in-date, and then to follow all legal processes for those that require updating.	
<b>Coverage</b> – District Wide (excluding area of district within South Downs National Park)	
<b>Conformity</b> – National Planning Policy Framework (2019)	
<b>Timetable – Key Stages</b>	
Public Consultation on Preferred Approach (Regulation 18)	Summer 2021
Statutory Public Consultation prior to Submission (Regulation 19)	Winter 2022
Submission to Secretary of State	Summer 2022
Examination	Autumn 2022
Estimated date for Adoption for final publication	Winter 2023



**Table 4: Production timetable for Mid Sussex District Plan Review**

2020												2021												2022												2023				
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M		
																	C	P		C						C	P			S				E					I	A

Key	
Preparation, analysis and/ or plan development	
Cabinet, Cabinet Member or Full Council review and decision	C
Public Consultation on 'Preferred Options' draft plan (Regulation 18)	P
Public Consultation prior to plan submission for examination (Regulation 19)	P
Submit plan and supporting documents to the Secretary of State for independent examination (Regulation 22)	S
Examination of the plan by an independent Planning Inspector	E
Receipt of Inspector's Report	I
Formal Adoption and publication of the Plan	A

## **6.0 Future Development Plan Documents**

- 6.1 The Council has previously indicated that it was giving consideration to progressing work on a Community Infrastructure Levy (CIL) Charging Schedule, which would set out the charging rates for new developments in Mid Sussex district. The Planning White Paper (“Planning for the Future” – August 2020) sets out possible changes to the current system of collecting financial contributions to securing infrastructure to support development, by proposing a National Infrastructure Levy which would replace CIL and the Council’s current approach (Section 106 contributions). Until more clarity is provided by Government about the changes to these mechanisms, including timescales and transitional arrangements, the work to review the Council’s approach has been put on hold.
- 6.2 The Council is committed to ensure the needs for Gypsies, Travellers and Travelling Showpeople are planned for appropriately in accordance with Development Policy 33: Gypsies, Travellers and Travelling Showpeople. The Council has previously indicated that a Traveller Sites Allocations DPD may be required to support the identified needs during the plan period. As part of the District Plan Review, a needs assessment of the Gypsy and Travellers and Travelling Showpeople will be undertaken alongside a review of the approach to delivering culturally suitable accommodation.
- 6.3 In addition, there are two neighbourhood plans in preparation for the following areas: Horsted Keynes and Copthorne. These neighbourhood plans will become part of the Development Plan for Mid Sussex once successfully ‘made’ (adopted). The Council will work with these Parish Councils to progress the preparation and examination of these Plans.

## **7.0 Future Supporting Documents**

- 7.1 The Council will also prepare a number of documents that will support the Development Plan.
- 7.2 The Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017 require local authorities to prepare and maintain registers of brownfield land that is suitable for residential development. The Council’s Brownfield Land Register is available to view on the Council’s website:  
<https://www.midsussex.gov.uk/planning-building/evidence-supporting-documents/>.
- 7.3 The Council is currently working on updating the Haywards Heath Town Centre Masterplan. The Masterplan will provide a framework and guiding principles to support economic recovery and growth, provide certainty for investment decisions, and improve public realm and transport infrastructure. It is anticipated that the Haywards Heath Masterplan will be adopted as SPD in Spring 2021 - upon adoption it will supersede the existing Haywards Heath Town Centre Masterplan (adopted 2007).