

Site Allocations Development Plan Document

Schedule of Proposed Minor Modifications to the Regulation 19 Submission Draft Site Allocations DPD

December 2020

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Introduction

Mid Sussex District Council is submitting the Site Allocations Development Plan Document (DPD) to the Secretary of State for Examination. The Council has prepared the Site Allocations DPD in accordance with legal and policy requirements and believes the Site Allocations DPD meets the necessary legal and soundness tests. The Site Allocations DPD has been prepared using a robust and transparent process, based on guidance, best practice and a proportionate evidence base.

The District Council will be formally requesting that the Inspector recommends any such modifications considered necessary to make the Site Allocations DPD sound under Section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended), including consideration of, and amendment to, the proposed minor modifications put forward by the District Council as part of its submission.

The Council is proposing minor modifications to the Submission Draft Site Allocations DPD (Regulation 19). As appropriate, this includes suggested modifications raised through representations received during the Regulation 19 consultation. The proposed minor modifications are contained in this schedule. These proposed minor modifications do not materially affect the substance of the plan, its overall soundness or the submitted sustainability appraisal. The minor modifications relate to points of clarification, factual updates and typographical or grammatical errors. The reasons for making each of the changes are clearly set out in the schedule.

The following format has been used to show the proposed minor modifications:

Underlined red text = new text proposed

~~Strikethrough red text~~ = text proposed to be deleted

All document references are to the Regulation 19 Submission Draft Site Allocations DPD (July 2020).

Schedule of Proposed Minor Modifications

Mid Sussex Site Allocations DPD Schedule of Proposed Minor Modifications			
Modification Reference	DPD Section	Proposed Change	Reason for Change
M01	References throughout the document including the employment site allocations	Refer to specific employment uses rather than by reference to the Use Classes Order, e.g. refer to Office, Business, Light Industrial, General Industrial or Storage & Distribution as opposed to B1/B2/B8	In response to the revisions to the Use Classes Order and the new Use Class E.
M02	Executive Summary, Table showing the housing site allocations – SA31 (page 5)	Site Name: Land to the rear of Rear of Firlands, Church Road	Correction.
M03	Purpose of this Consultation (page 7)	Delete this section.	Update. The Regulation 19 consultation has finished.
M04	Map key (page 14)	SA31: Land to the rear of Rear of Firlands, Church Road	Correction.
M05	Policy SA GEN, Landscape considerations, 1 st bullet point (page 15)	Undertake Landscape and Visual Impact Assessment or Appraisal (LVIA) on any rural and edge of settlement sites. <u>In the AONB the LVIA will utilise the AONB Management Plan components as landscape receptors.</u> The LVIA will need to inform the site design, layout, capacity and any mitigation requirements.	Clarification. In response to a representation (642: High Weald AONB Unit).
M06	Policy SA GEN, Landscape considerations, 2 nd bullet point (page 15)	Development in the High Weald AONB or within its setting will need to conserve and enhance the natural beauty and special qualities of the High Weald, as set out in the High Weald Management Plan 2019-2024 and District Plan Policy DP16: High Weald Area of Outstanding Natural Beauty.	Correction. In response to a representation (642: High Weald AONB Unit).

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Modification Reference	DPD Section	Proposed Change	Reason for Change
M07	Policy SA GEN, Landscape considerations, 5 th bullet point (page 16)	Where development is required to adopt a landscape led approach, <u>including all developments within the AONB or its setting</u> ; this includes respecting the local character of the area in built form by utilising appropriate architectural design, site layout and density which complements and contributes to the overall character and appearance of the area.	Clarification. In response to a representation (642: High Weald AONB Unit).
M08	Policy SA GEN, Historic environment and cultural heritage, 2 nd bullet point (page 16)	Respect listed buildings, conservation areas, scheduled monuments, <u>the historic landscape</u> , registered parks and gardens and their settings and look for opportunities to enhance or better reveal their significance. All heritage assets, including those that are undesignated, will need to be conserved and enhanced.	Completeness. In response to a representation (777: South Downs National Park Authority).
M09	Policy SA GEN, Biodiversity and Green Infrastructure, 1 st bullet point (page 16)	Carry out <u>and submit</u> habitat and species surveys at the earliest opportunity in order <u>to inform the design and to</u> conserve important ecological assets from negative direct and indirect effects.	Clarification. In response to a representation (748: Sussex Wildlife Trust).
M10	Policy SA GEN, Biodiversity and Green Infrastructure, 3 rd bullet point (page 17)	Protect and enhance Green Infrastructure (GI) and corridors by ensuring built development avoids and integrates existing GI into the layout of the scheme, reinforcing and providing new connections to existing corridors to develop a connected network of multi-functional greenspace, <u>including incorporating opportunities to contribute to strategic GI</u> .	Completeness. In response to a representation (777: South Downs National Park Authority).

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Modification Reference	DPD Section	Proposed Change	Reason for Change
M11	Policy SA3, Allocation and Site Specific Requirements	To include a reference to (B8) Storage & Distribution use.	To reflect extant permission. In response to a representation (1482: RHPC).
M12	Policy SA7, Site Specific Requirements, 2 nd bullet point (page 27)	Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements, including a comprehensive landscape scheme in order to <u>conserve and enhance the landscape of minimise impact on</u> the AONB.	To meet statutory requirements. In response to a representation (642: High Weald AONB Unit).
M13	Policy SA8, Site Specific Requirements, 2 nd bullet point (page 28)	Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements, including a comprehensive landscape scheme in order to <u>conserve and enhance the landscape of minimise impact on</u> the AONB.	To meet statutory requirements. In response to a representation (642: High Weald AONB Unit).
M14	Policy SA10, Table 2.4, Settlement category 3 – Medium Sized Villages (page 38)	[...] Ardingly <u>Ashurst Wood</u> Balcombe [...]	Correction.
M15	Policy SA11, Table 2.5, Number of Dwellings – Site (page 39)	SA27: 30 35 (65) ^b	Correction.
M16	Policy SA11, Table 2.5, Site Name (page 39)	Land to the rear of Rear of Firlands, Church Road	Correction.

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Modification Reference	DPD Section	Proposed Change	Reason for Change
M17	Policy SA11, Table 2.5, Footnote a (page 40)	Planning permission has been granted on this site and it <u>is</u> now as a commitment as at 1st April 2020. Therefore, no yield counted here to avoid double counting, although the allocation is to be retained for 130 dwellings.	Correction.
M18	Policy SA11, Table 2.5, Footnote b (page 40)	Slaugham Neighbourhood Plan is now made and Land <u>at</u> St Martin Close (east) for 35 <u>30</u> units is now a commitment as at 1st April 2020. Therefore only 30 <u>35</u> units are counted here to avoid double counting.	Correction.
M19	Paragraph 2.35 (page 40)	[...] They should be read alongside the National Planning Policy Framework and Planning Practice Guidance, and the Development Plan taken as a whole, <u>which includes neighbourhood plans</u> .	Clarification. In response to a representation (690: Slaugham Parish Council).
M20	Policy SA16, Social and Community, 2 nd bullet point (page 51)	Redevelopment proposals shall provide evidence that demonstrates how replacement community facilities will be provided to the satisfaction of the Council and relevant key stakeholders, in accordance with the requirements of District Plan Policy DP25 (Community Facilities and Local Services); evidence shall include re-provision of the school playing fields or justification of their loss to the satisfaction of the Council and Sport England <u>in accordance with the NPPF and Sport England's Playing Field Policy</u> .	Clarification. In response to a representation (1792: Sports England).

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Modification Reference	DPD Section	Proposed Change	Reason for Change
M21	Policy SA19, Landscape Considerations, 2 nd bullet point (page 57)	Retain and substantially enhance existing landscape structure, safeguarding <u>existing</u> mature <u>and TPO</u> trees and landscaping along/ <u>adjacent to</u> the boundaries, and within the site and along historic field boundaries incorporating them into the landscape structure and layout of the development to contain the new housing, and limit the impact on the wider landscape; particularly to the southern boundary.	Clarification.
M22	Policy SA19, Landscape Considerations, 4 th bullet point (page 57)	Development proposals shall protect <u>and enhance</u> the character and amenity of existing PRoW which runs through the centre of the site and provide connections through the new development.	Clarification. In response to a representation (910: Tandridge District Council)
M23	Policy SA19, Highways and Access, 4 th bullet point (page 57)	Working collaboratively with <u>and to the satisfaction of both</u> Surrey and West Sussex County Council Highway Authorities, mitigate development impacts by maximising sustainable transport enhancements; where <u>additional</u> impacts remain, highway mitigation measures will be considered.	Clarification. Correction. In response to a representation (910: Tandridge District Council).
M24	Policy SA20, Landscape Considerations, 4 th bullet point (page 60)	Development proposals will need to <u>shall</u> protect <u>and enhance</u> the character and amenity of the existing PRoW which run through the site <u>and provide connections through the new development</u> . <u>Protect the character and amenity of</u> the Worth Way which runs adjacent to the southern boundary.	Update.
M25	Policy SA20, Social and Community, 1 st bullet point (page 60)	Provide a detailed phasing plan with agreement from <u>the Local Planning Authority in consultation with</u> key stakeholders to secure:	Clarification.

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Modification Reference	DPD Section	Proposed Change	Reason for Change
M26	Policy SA20, Highways and Access, 2 nd bullet point (page 61)	Working collaboratively with <u>and to the satisfaction of both</u> Surrey and West Sussex County Council Highway Authorities, mitigate development impacts by maximising sustainable transport enhancements; where <u>additional</u> impacts remain, highway mitigation measures will be considered.	Clarification. Correction. In response to a representation (910: Tandridge District Council).
M27	Policy SA23, Objectives (page 67)	To deliver a high quality, landscape led, sustainable extension to Cuckfield, which provides enhanced and accessible open space; respects the character of the village and <u>conserves and enhances</u> the setting of the High Weald AONB; and which is comprehensively integrated with the settlement so residents can access existing facilities.	To meet statutory requirements. In response to a representation (642): High Weald AONB Unit.
M28	Policy SA23, Landscape Considerations, 1 st bullet point (page 68)	Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements to minimise impacts on <u>in order to conserve and enhance</u> the setting of the High Weald AONB adjacent to the north and <u>minimise impacts</u> on the wider countryside.	To meet statutory requirements. In response to a representation (642: High Weald AONB Unit).
M29	Policy SA25, AONB, 1 st bullet point (page 73)	Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements, in order to conserve and enhance the landscape of the High Weald AONB, and minimise impacts on its special qualities, as set out in the High Weald AONB Management Plan.	Correction. In response to a representation (642: High Weald AONB Unit).

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Modification Reference	DPD Section	Proposed Change	Reason for Change
M30	Policy SA26, Gross Site Area (ha) (page 76)	4.74 <u>0.58</u>	Correction. In response to a representation (773: Ashurst Wood Village Council).
M31	Policy SA26, Objectives (page 76)	To deliver a sensitive extension to Ashurst Wood which reflects local <u>distinctiveness</u> and sites well within <u>conserves and enhances</u> the landscape of the High Weald AONB, <u>retaining</u> the sylvan, Parkland landscape character and semi-rural character of this section of Hammerwood Road.	To meet statutory requirements. Clarification. In response to a representation (642: High Weald AONB Unit).
M32	Policy SA26, AONB, 1 st bullet point (page 76)	Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements, in order to protect <u>conserve</u> and enhance the landscape and natural beauty of the High Weald AONB.	To meet statutory requirements. In response to a representation (642: High Weald AONB Unit).
M33	Policy SA27, Objectives (page 78)	Insert first bullet: <u>To deliver a high quality, landscape led, sustainable extension to Handcross, which respects the character of the village and conserves and enhances the landscape of the High Weald AONB, and which is comprehensively integrated with the settlement so residents can access existing facilities.</u>	Consistency. In response to a representation (642: High Weald AONB Unit).

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Modification Reference	DPD Section	Proposed Change	Reason for Change
M34	Policy SA27, AONB, 1 st bullet point (page 79)	Ensure that the site layout, capacity and landscape mitigation requirements are informed by the recommendations of a Landscape and Visual Impact Assessment (LVIA), in order to conserve and enhance the landscape of the High Weald AONB, and to minimise impacts on its special qualities as set out in the High Weald AONB Management Plan.	Correction. In response to a representation (642: High Weald AONB Unit).
M35	Policy SA28, Objectives (page 80)	To deliver a high quality, landscape led, sustainable extension to Horsted Keynes, which respects the character of the village and <u>conserves and enhances the landscape of</u> the High Weald AONB, and which is comprehensively integrated with the settlement so residents can access existing facilities.	To meet statutory requirements. In response to a representation (642: High Weald AONB Unit).
M36	Policy SA28, AONB, 1 st bullet point (page 81)	Ensure that the site layout, capacity and landscape mitigation requirements are informed by the recommendations of a Landscape and Visual Impact Assessment (LVIA), in order to conserve and enhance the landscape of the High Weald AONB, and minimise impacts on its special qualities as set out in the High Weald AONB Management Plan.	Correction. In response to a representation (642: High Weald AONB Unit).
M37	Policy SA29, Objectives (page 82)	To deliver a high quality, landscape led, sustainable extension to Horsted Keynes, which respects the character of the village and <u>conserves and enhances the landscape of</u> the High Weald AONB, and which is comprehensively integrated with the settlement so residents can access existing facilities.	To meet statutory requirements. In response to a representation (642: High Weald AONB Unit).

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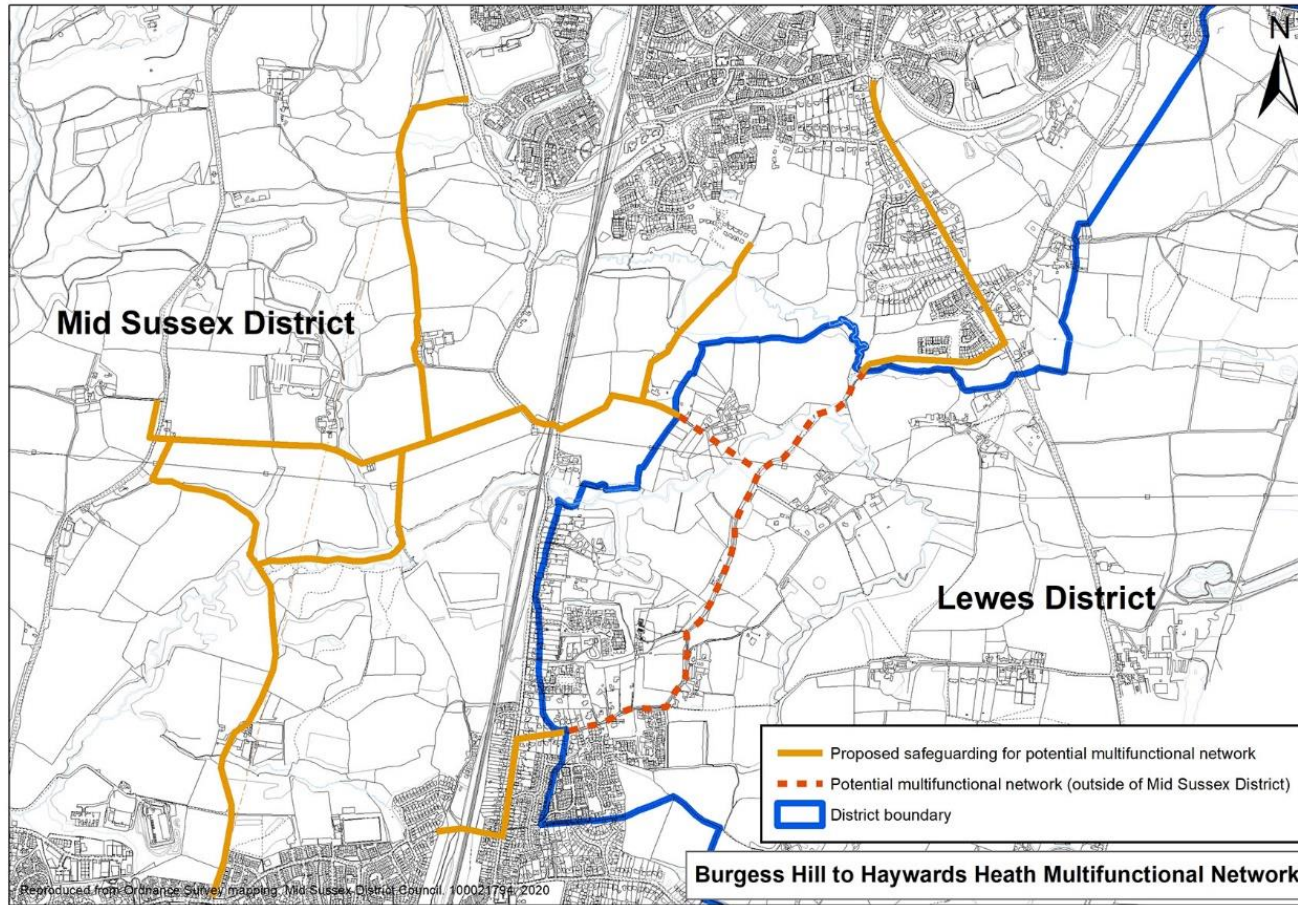
Modification Reference	DPD Section	Proposed Change	Reason for Change
M38	Policy SA29, AONB, 1 st bullet point (page 83)	Ensure that the site layout, capacity and landscape mitigation requirements are informed by the recommendations of a Landscape and Visual Impact Assessment (LVIA), in order to conserve and enhance the landscape of the High Weald AONB, and minimise impacts on its special qualities as set out in the High Weald AONB Management Plan.	Correction. In response to a representation (642: High Weald AONB Unit).
M39	Policy SA32, Objectives (page 88)	To deliver a farmstead character redevelopment which retains existing buildings of historic value and capable of conversion, <u>and</u> which conserves and enhances the <u>landscape</u> character of the High Weald AONB.	Clarification. In response to a representation (642: High Weald AONB Unit).
M40	Policy SA32, Urban Design Principles, 1 st bullet point (page 88)	Enhance local landscape <u>and historic</u> character and views with a high quality development with a farmstead character <u>based on an analysis of the historic farmstead</u> , utilising any existing <u>historic</u> buildings which are capable of being retained, set within a landscape setting .	Clarification. In response to a representation (642: High Weald AONB Unit).
M41	Policy SA32, AONB, 1 st bullet point (page 88)	Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements, in order to conserve and enhance the landscape of the High Weald AONB, and minimise impacts on its special qualities , as set out in the High Weald AONB Management Plan.	Correction. In response to a representation (642: High Weald AONB Unit).
M42	Policy SA32, AONB, 3 rd bullet point (page 88)	Retain and enhance with native tree species the the existing Scots Pine tree belt on the western boundary and provide additional tree planting along the southern and eastern boundaries.	Correction. In response to a representation (642: High Weald AONB Unit).

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Modification Reference	DPD Section	Proposed Change	Reason for Change
M43	Policy SA32, AONB, 4 th bullet point (page 88)	Provide a robust native hedge with trees along the north boundary of the site to reinforce the field patterns and soften the visible <u>built</u> form.	Correction. In response to a representation (642: High Weald AONB Unit).
M44	Policy SA35 (page 96)	New development in these areas should be carefully designed having regard to matters such as building layout, noise insulation, landscaping, the historic environment, and means of access <u>and meet the requirement for biodiversity net gain</u> .	Completeness. In response to a representation (748: Sussex Wildlife Trust).
M45	Policy SA35, Maps (page 98-99)	Switch the order of maps to show the correct map for the highway upgrades described adjacent/in heading Maps: <ul style="list-style-type: none"> • A264 Corridor upgrades at Copthorne Hotel Junction • A23 junction upgrades at Hickstead 	Correction.
M46	Policy SA37, Map (page 103)	Amend the map key to: <ul style="list-style-type: none"> - Proposed safeguarding for potential <u>cycleway multifunctional network</u> - Potential <u>cycleway multifunctional network</u> (outside of Mid Sussex District) <p>See map below.</p>	Correction.

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Modification Reference	DPD Section	Proposed Change	Reason for Change
M47	Paragraph 3.35 (page 104)	Any air quality assessments and other related work should be undertaken by a competent person/ company ¹⁹ in line with best practice and the Air Quality and Emissions Mitigation Guidance for Sussex 2019 <u>2020</u> ²⁰ , or its replacements. This guidance requires that appropriate levels of mitigation are detailed to reduce air quality impacts.	Update. In response to a representation (689: CPRE Sussex).
M48	Footnote 20 (page 104)	Air Quality and Emissions Mitigation Guidance for Sussex Authorities (2019) <u>(2020)</u>	Update. In response to a representation (689: CPRE Sussex).
M49	Policy SA38 (page 105)	Where sensitive development is proposed in areas of existing poor air quality and/ or where major development is proposed, including the development types set out in the Council's current guidance (Air Quality and Emissions Mitigation Guidance for Sussex (2019 <u>2020</u> or as updated)) an air quality assessment will be required.	Update. In response to a representation (689: CPRE Sussex).
M50	Policy SA38 (page 105)	Development proposals that are likely to have an impact on local air quality, including those in or within relevant proximity to existing or potential Air Quality Management Areas (AQMAs) <u>or designated nature conservation areas sensitive to changes in air quality</u> , will need to demonstrate measures/ mitigation that are incorporated into the design to minimise any impacts associated with air quality.	Completeness. In response to a representation (710: Natural England).

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Modification Reference	DPD Section	Proposed Change	Reason for Change
M51	Appendix B: Monitoring Framework, Policy SA37 (page 142)	<p>Policy: SA37: Burgess Hill/ Haywards Heath <u>Multifunctional Cycle</u> Network</p> <p>Indicator: Progress of strategic <u>multifunctional eyele</u> network identified in policy</p> <p>Target: Delivery of a dedicated strategic <u>multifunctional eyele</u> network identified in policy</p>	Correction.
Policies Maps			
M52	Policies Map: Burgess Hill (Main Map) Burgess Hill Multifunctional Network (Inset Map)	Amend the Policies Maps to no longer show the route of the potential multifunctional network through Lewes District.	Update.
Sustainability Appraisal (Regulation 19 Main Report – July 2020)			
M53	Section 6 Housing – Housing Sites – Site Appraisal Conclusions – Sites that perform poorly #216 (page 52)	<p>Reasons Column: Add after current wording: <u>However, Site 216 overlaps with Site 807 which will deliver more housing and better contribute to meeting the district housing need. Therefore Site 807 is the preferred at this location.</u></p>	<p>Clarification. In response to a representation (1243: Mrs Griffiths).</p>
M54	Appendix 4 – Site options: Burgess Hill – Objective 3 – Education (page 123)	<p>Assessment Column: Site option (a), (c), (d), (e) and (f) are located less than a 10-minute walk from the nearest <u>primary school GP surgery</u>, option (b), is a 10–15-minute walk, while option (g) and (i) are more than a 20-minute walk.</p>	<p>Correction. In response to a representation (615: SOFLAG).</p>

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Modification Reference	DPD Section	Proposed Change	Reason for Change
M55	Appendix 4 – Site options: Horsted Keynes – Conclusion (page 137)	The sites perform positively overall, and negatives could be mitigated., and there is a <u>Therefore, all three sites could be progressed. However, Options B and C overlap. Considering the</u> residual need at this settlement and Category 3 as a whole, <u>option C would better contribute to meeting the district housing need. Therefore, all three sites should be progressed for allocation.</u>	Clarification. In response to a representation (1243: Mrs Griffiths).
M56	Appendix 4 – Site options: Turners Hill – Objective 2 – Health (page 143)	Assessment Column: Site option (a) is located less than a 10-minute walk from the nearest GP surgery, while option (b) is a 10–15-minute walk. All site options are located more than a 20-minute walk from the nearest GP surgery. Amend assessment: A – East Street: From ++ to – B – Withypitts: From + to – [note that this amendment does not impact the outcome]	Correction. In response to a representation (597: Turners Hill Parish Council).