

**Mid Sussex District Council**

**Local Development Scheme October 2017**

**Status of this Document**

The Scheme will be brought into effect on 26<sup>th</sup> October 2017 by a Cabinet resolution on 16<sup>th</sup> October 2017.

## **1.0 INTRODUCTION**

- 1.1 The Planning and Compulsory Purchase Act 2004 requires that local authorities prepare Local Development Documents, which will comprise the Local Plan. The first Local Development Scheme for Mid Sussex District Council was brought into effect in April 2005. This document is the eighth revision of the Scheme.

## **2.0 CONTENTS OF THE LOCAL DEVELOPMENT SCHEME**

- 2.1 This Local Development Scheme (LDS) sets out a timetable for the production of Development Plan Documents, as well as providing information on supporting and procedural documents that will accompany the District Plan.
- 2.2 The Local Development Scheme has two purposes:
- it provides the starting point for the local community to find out what the planning policies for their area are; and
  - it sets out the programme for the preparation of Development Plan Documents, including timetables which tell people about the various stages of preparation of any particular document.
- 2.3 This LDS covers the period from 2017 to 2020, and updates the previous LDS, which was published in September 2016 by Mid Sussex District Council. It provides information about the Mid Sussex District Plan 2031, and related documents.
- 2.4 Copies are available at the Council's Offices in Haywards Heath and on request. The Local Development Scheme is also available on the Council's website ([www.midsussex.gov.uk/lds](http://www.midsussex.gov.uk/lds)).

## **3.0 DEVELOPMENT PLAN AND SUPPORTING DOCUMENTS**

- 3.1 The statutory Development Plan comprises the basis for determining planning applications by Mid Sussex District Council.
- 3.2 On publication of this LDS in October 2017, the Development Plan for Mid Sussex District Council comprises:
- Saved policies from the West Sussex Minerals Local Plan (2003);
  - West Sussex Waste Local Plan (2014)
  - Saved policies of the Mid Sussex Local Plan (May 2004);
  - Mid Sussex Small Scale Housing Allocations DPD (April 2008);
  - Mid Sussex Local Plan (2004) Proposals Maps;
  - 'Made' 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
  - Hurstpierpoint and Sayers Common Neighbourhood Plan
  - Lindfield and Lindfield Rural Neighbourhood Plan
  - Turners Hill Neighbourhood Plan
  - Twineham Neighbourhood Plan
  - West Hoathly Neighbourhood Plan
- 3.3 A number of Supplementary Planning Documents and other documents also support the Development Plan, and are material considerations in the determination of planning applications.
- 3.4 The following supporting documents have been adopted:
- Statement of Community Involvement – adopted October 2011
  - Hassocks Station Goods Yard – Development Brief (SPD) adopted November 2011
  - Hassocks Village Design Statement (SPD) - adopted March 2008
  - Lindfield Village Design Statement (SPD) – adopted October 2011
  - Turners Hill Village Design Statement (SPD) – adopted October 2011
  - Haywards Heath Town Centre Master Plan – adopted June 2007
  - Burgess Hill Town Centre Master Plan – adopted November 2006
  - East Grinstead Town Centre Master Plan – adopted July 2006
  - Sustainable Construction Supplementary Planning Document – adopted July 2006
  - Development and Infrastructure Supplementary Planning Document – adopted February 2006
  - Shopfront Design Guide – adopted April 2005.

#### Future Development Plan Documents

- 3.5 In April 2011, the Council agreed that it would produce a District Plan to provide the overall planning framework for Mid Sussex. Examination hearings were held between September 2016 and July 2017. On 26<sup>th</sup> July 2017, the Inspector advised the Council that it could proceed to the final stages of adoption of the District Plan.
- 3.6 The Council is consulting on the final Main and Minor Modifications to the Plan, and has carried out a further Sustainability Appraisal and Habitats Regulations Assessment of the Plan, prior to the anticipated adoption in January 2018.
- 3.7 The Council is preparing a Site Allocations DPD, which will allocate sites for residential or other uses, and will set out a range of development management policies, to meet the housing and employment needs identified in the District Plan. On adoption, this Plan will supersede the Mid Sussex Small Scale Housing Allocations DPD (April 2008).
- 3.8 Table 1 sets out the timetable for the preparation of these documents.
- 3.9 In addition, Neighbourhood Plans are being prepared by the Hassocks, Worth, Slaugham and Horsted Keynes Parish Councils respectively. The Council will work with these Parish Councils to progress the preparation and examination of these Plans.

3.10 Once the District Plan 2031 has been adopted, the Development Plan for the District will comprise:

- Saved policies from the West Sussex Minerals Local Plan 2003;
- West Sussex Waste Local Plan (2014);
- Mid Sussex District Plan 2031;
- ‘Made’ 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
  - Hurstpierpoint and Sayers Common Neighbourhood Plan
  - Lindfield and Lindfield Rural Neighbourhood Plan
  - Turners Hill Neighbourhood Plan
  - Twineham Neighbourhood Plan
  - West Hoathly Neighbourhood Plan;

and any other subsequently ‘made’ Neighbourhood Plans.

#### Future Supporting Documents

- 3.11 The Council will also prepare a number of documents that will support the Development Plan.
- 3.12 On adoption of the MSDC District Plan 2031, the Development and Infrastructure Supplementary Planning Document (February 2006) will cease to be part of the Development Plan. The Council is therefore preparing a revised Developer Contributions and Development Viability Supplementary Planning Document, which will set out the scope and scale of planning obligations required by the Council, to support the District Plan.
- 3.13 The Council intends to progress work on a Community Infrastructure Levy Charging Schedule, which will set out the charging rates for new developments in Mid Sussex District Council on adoption of the District Plan, but no timetable has been decided for this work yet.
- 3.14 The Council has an adopted Shopfront Design Supplementary Planning Document (2005), which will be updated and refreshed in 2018.
- 3.15 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. Local authorities will be expected to have compiled their registers by 31<sup>st</sup> December 2017. The timeline for preparation of the register is set out below.

- 3.16 There are 36 designated Conservation Areas in Mid Sussex District. However, to date only five Conservation Area appraisals have been prepared. The Council will review the requirement for Conservation Area appraisals and will identify the areas that should be prioritised and will work with the relevant parishes to oversee preparation of those Conservation Appraisals.
- 3.17 Historic England has produced guidance for local planning authorities on preparing a Local Heritage List. National Planning Policy requires that the significance of development proposals on non-designated heritage assets (i.e. those which are not formally listed) should be taken into account in determining planning applications. The Council will work with relevant stakeholders to prepare a local list of heritage buildings.
- 3.18 The Council intends to produce town centre masterplans to guide development in Haywards Heath and East Grinstead, working with the respective Town Councils.
- 3.19 The District Plan identifies that a Science and Technology Park will be developed to the west of Burgess Hill. The Council will prepare a masterplan for the Science and Technology Park to support and inform the delivery of the site.
- 3.20 The Council will work with the High Weald Area of Outstanding Natural Beauty Joint Advisory Committee to prepare a High Weald Design Guide.
- 3.21 The Council is seeking to address the need for settled Gypsy and Traveller sites. A site allocations DPD may be required to support this although a programme for completion of this work is yet to be confirmed

#### 4.0 PROFILE OF EACH DEVELOPMENT PLAN DOCUMENT TO BE PREPARED

##### **Mid Sussex District Plan 2014 - 2031**

###### **Overview**

Role and Subject	Sets the overall planning framework for Mid Sussex to protect and enhance the distinctive character of the District and its towns and villages over the period to 2031. It will encourage local communities to develop Neighbourhood Plans and set out the Council's infrastructure needs and requirements. The Plan will be prepared for the Mid Sussex district excluding the area that falls within the South Downs National Park. A revised Policies Map will be submitted with the District Plan.
Geographical Area	Mid Sussex district excluding the area within the South Downs National Park.
Status	Development Plan Document

###### **Timetable**

<b>Stage</b>	<b>Dates</b>
<i>Early consultation and stakeholder engagement on issues and alternative options</i>	<i>Pre-October 2014</i>
<i>Public participation (Reg 18)</i>	<i>November 2014 – January 2015</i>
<i>Publication (Reg 19)</i>	<i>June - July 2015</i>
<i>Focused Amendments consultation</i>	<i>November – January 2015</i>
<i>Submission to Secretary of State (Reg 22)</i>	<i>August 2016</i>
<i>Examination</i>	<i>November 2016 – July 2017</i>
Inspector's Report	December 2017
Estimated date for Adoption	January 2018

##### **Site Allocations Development Plan Document**

###### **Overview**

Role and Subject	To allocate sufficient sites to deliver the residual housing requirement of the District Plan.
Geographical Area	Mid Sussex District, excluding the area of the District within the South Downs National Park.
Status	Development Plan Document

###### **Timetable**

<b>Stage</b>	<b>Dates</b>
Monitoring of housing land supply	March 2017 - April 2018
Housing land supply position confirmed	May 2018
Regulation 18 public consultation	Sept - Oct 2018
Publication (Reg 19)	August – October 2019
Submission to Secretary of State (Reg 22)	Winter 2019
Examination	Spring 2020
Inspector's Report	Spring 2020
Estimated date for Adoption	Summer 2020

## **5.0 RISK ASSESSMENT**

5.1 In preparing the Local Development Scheme a number of potential risks have been identified. These include assumptions that have been made during the preparation of the timetables. They are as follows:

- The District has been at risk of unplanned development in recent years. Although the Planning Inspector has now advised the Council to progress the District Plan to adoption, the Council is not able to rely on its five year housing land supply until such time as the Inspector issues his final report.
- The outline timetable will be heavily reliant on significant staff resources being focused solely on progressing the District Plan, the Sites Allocations DPD, and a Developer Contributions SPD over the remainder of 2017, and into 2018. This and Economic Development will be the overriding priority of the Planning Policy and Economic Promotion team and other pieces of work will either be delayed or alternative arrangements made.
- The risk of legal challenge to Development Plan Documents will be minimised by ensuring that they are ‘sound’ and founded on a robust evidence base. During their preparation development plan documents should be subject to thorough community and stakeholder engagement procedures.

