

**Mid Sussex Local Plan 2014-2031**  
**Site Allocations Development Plan Document Examination**

**Matter 4**  
**Gladman Developments Ltd**



**May 2021**

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**Matter 4 – Are the Plan’s provisions for the protection and enhancement of its environmental, landscape, biodiversity and heritage assets justified and in accordance with national policy?**

- 1.1 A purpose of the Site Allocations DPD is to allocate sufficient land to ensure the delivery of the residual agreed housing requirement as set out in the District Plan. Policy DP6 prescribes a minimum residual requirement for each settlement within the top four tiers of the settlement hierarchy to be delivered over the Plan period to 2031.
- 1.2 In seeking to allocate sites within the High Weald AONB, it is evident that the Council has had regard to delivery of the spatial strategy set out in Policy DP6. This can be seen through the level of work which has been undertaken to assess potential sites in the AONB working alongside the High Weald Unit and through the ‘Site Allocations DPD Major Development in the High Weald AONB Topic Paper’.
- 1.3 The importance given to meeting the need set out in Policy DP6 is evident in the Tier 3 ‘Medium Sized Villages’ appears at odds with the level of importance afforded to meeting the residual policy requirement for the Tier 2 ‘Local Service Centres’. Table 2.4 of the Site Allocations DPD shows a shortfall of 93 dwellings against the minimum residual requirement of 198 dwellings within the ‘Local Service Centres’ against the requirement set out in Policy DP6.
- 1.4 Given the lack of evidence to justify under delivery in the Local Service Centres tier, Gladman queries the justification used by the Council to allocate land in the High Weald AONB given that there has been a willingness to deviate from the requirements of Policy DP6 elsewhere. Paragraph 172 of the Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. Given the weight of protection, it would appear most justified for the Council to at least fulfilled the expected spatial distribution of houses outside of the AONB in the Local Service Centres tier.