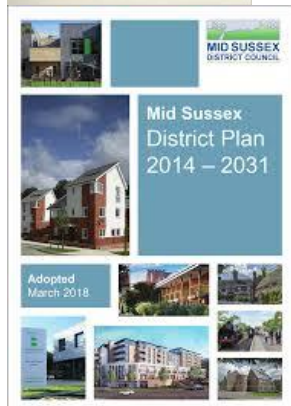


Horsted Keynes Neighbourhood Development Plan

BASIC CONDITIONS STATEMENT

How we have sought to meet the basic conditions for neighbourhood plans set out in the planning legislation*



Horsted Keynes Parish Council

July 2022

*Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning & Compulsory Purchase Act 2004

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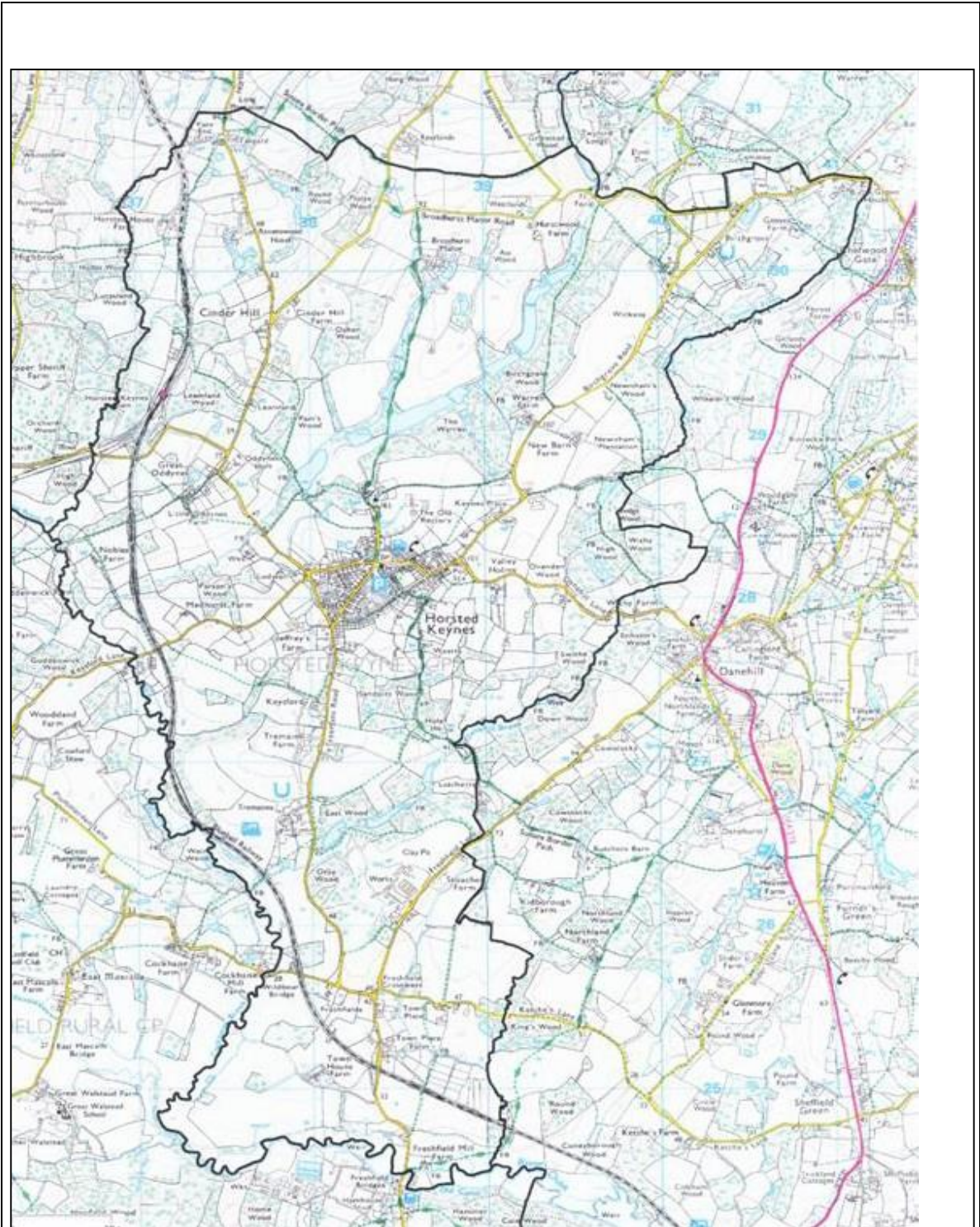
1 INTRODUCTION

- 1.1** This Statement has been prepared by Horsted Keynes Parish Council (HKPC -“the Parish Council”) to accompany its submission to the local planning authority, Mid Sussex District Council (“MSDC”), of the Horsted Keynes Neighbourhood Development Plan (“the Neighbourhood Plan” or “NDP”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2** The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the whole of the parish of Horsted Keynes, following designation by MSDC in July 2012. The extent of the plan area is shown in Map 1 below. The plan period looks forward to 2031. An earlier submitted Neighbourhood Plan was withdrawn in December 2018 and a revised and updated plan was the subject of public consultation from October to December 2020.
- 1.3** The planning policies in the Neighbourhood Plan relate to the development and use of land in the plan area. The plan also includes a number of proposals for community action, outside the planning system, which are not covered by the legislative requirements for neighbourhood plans: these are clearly differentiated in the plan.
- 1.4** This Statement addresses each of the four “basic conditions” required in the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004
- 1.5** The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
- *having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan*
 - *the making of the neighbourhood development plan contributes to the achievement of sustainable development*
 - *the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)*
 - *the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations* (NB. These obligations remain despite the UK’s departure from EU, unless specifically revised or removed by the UK Parliament)

There are additional basic conditions requirements concerning the statutory protection of listed buildings and conservation areas which apply only to Neighbourhood Development Orders (this plan does not have any related NDOs)

- 1.6** This statement sets out how the NDP has sought to meet the Basic Conditions. The structure of this statement closely follows the above legislative requirements. Following some brief background information in section 2, the remaining sections (3-6 inclusive) cover how the Parish Council has sought to meet each in turn of the four “basic conditions” in preparing the plan.

1.7 The Horsted Keynes NDP is supported by a Consultation Statement, a Sustainability Appraisal incorporating Strategic Environmental Assessment (SEA) and this Basic Conditions Statement.



MAP 1 AREA COVERED BY THE NEIGHBOURHOOD DEVELOPMENT PLAN

2 PLANNING BACKGROUND

- 2.1** Early in 2012, Horsted Keynes Parish Council made a formal application to MSDC for the designation of a neighbourhood plan area covering the entire civil parish of Horsted Keynes. MSDC approved the application on 9 July 2012. A copy of the approval letter is attached as Appendix A.
- 2.2** The motivation for preparing the plan was two-fold: firstly, to respond positively to the challenge of neighbourhood planning offered by the Government's Localism Act 2011 and, secondly, the desire of the local community to shape the future of the special area where they live and work, and to pass it onto future generations in a good condition.
- 2.3** The Parish Council set up a Steering Group to oversee the preparation of the plan, comprising parish councillors and volunteers, which met at regular intervals. The Steering Group established links with planning officers at MSDC and has kept in regular contact with them as the plan has progressed. The Group has worked throughout the process to gather together an evidence base to support the Neighbourhood Plan and has carried out several rounds of consultation in the local community, which are detailed in the accompanying Public Consultation Statement. Professional planning support has been engaged to assist with technical work and plan preparation, using grants provided by Locality and Groundworks UK.
- 2.4** An earlier draft NDP was submitted to MSDC in November 2017, but was subsequently withdrawn following advice from the appointed Examiner in June 2018. Towards the end of 2018, HKPC decided to revise and update the plan to address the issues identified by the Examiner. Following Regulation 14 it was agreed to pause the plan and set up a new Steering group made up of councillors and members of the public to address the comments following the consultation. A revised plan has been made in light of Regulation 14 feedback and the now adopted MSDC DPD. This document supports the revised and updated NDP to be formally submitted to MSDC in July 2022

National planning policy

- 2.5** National planning policy was streamlined and refocused with the publication of the National Planning Policy Framework (NPPF) in March 2012, and subsequently revised and updated in July 2018, February 2019 and July 2021. The NPPF was followed up with the National Planning Practice Guidance (NPPG) in March 2014, giving more detailed guidance on how to apply the policies set out in the NPPF. The NPPG is an online document which is updated regularly. These documents set the framework for planning work at the local level, including preparation of local plans and neighbourhood plans
- 2.6** The local planning authorities for Horsted Keynes parish are MSDC (for most forms of development) and West Sussex County Council (for minerals and waste-related development and some WSCC operational development). The planning policy documents covering Horsted Keynes are set out in Table 1 and briefly described in paragraphs 2.7 to 2.15 below.

TABLE 1 : LOCAL PLANS COVERING HORSTED KEYNES PARISH
Mid Sussex Local Plan (2004) – “saved policies” only
Mid Sussex Small Scale Housing Allocations DPD (2008)
Mid Sussex District Plan (2018)
Mid Sussex Site Allocations Development Plan Document (DPD) (2022)
Mid Sussex District Council – Supplementary Planning Documents and Guidance
West Sussex County Council- Waste Plan (2014) **
West Sussex County Council- Joint Minerals Plan (2018) **

- 2.7** The **Mid Sussex Local Plan** was adopted in May 2004 and remains part of the development plan for the district. In terms of strategic planning policy, it has been replaced by the Mid Sussex District Plan (2018), but a few detailed policies – which relate to specific areas outside Horsted Keynes - have been “saved” and remain in use for the determination of planning applications, until superseded by newer policies in development plan documents or in neighbourhood plans.
- 2.8** The **Mid Sussex Small Scale Housing Allocations DPD** allocates small-scale sites for housing development up to 2016. It was adopted in April 2008. It remains part of the development plan as some allocated sites have not yet been developed. None of the allocated sites in the DPD are in Horsted Keynes.
- 2.9** **The Mid Sussex District Plan 2014-2031**, adopted by MSDC in March 2018, provides the strategic planning context for this Neighbourhood Plan. The Plan sets out a vision for how Mid Sussex wants to evolve up to 2031 and a delivery strategy for how that will be achieved. As such, it sets out broad guidance on the distribution and quality of development in the form of ‘higher level’ strategic policies together with policies for the protection and enhancement of important features of the local environment.
- 2.10** The District Local Plan’s overall planning strategy for Mid Sussex includes the overall amount of new residential development up to 2031 and a settlement hierarchy to indicate how it will be spread across the district. It also identifies several large-scale strategic development allocations at Burgess Hill (2 sites), Pease Pottage (1) and Hassocks (1). Allocation of smaller sites is left to the Site Allocations Development Plan Document (DPD), prepared by MSDC, and/or Neighbourhood Plans prepared by town and parish councils.
- 2.11** The **Site Allocations DPD** was published for public consultation in October-November 2019 and includes proposals for two housing development allocations in Horsted Keynes amongst more than 30 allocations across the district. Views received led to some amendments and further consultation (Regulation 19) in August-September 2020. The draft plan was submitted to the Secretary of State for examination in spring 2021 and was subject to public Examination in June 2021. It has allocated two sites for housing development in Horsted Keynes: SA 28 Old Police House Field, Birchgrove Road and SA 29 Land south of St. Stephen’s Church, Hamsland.
- 2.12** Mid Sussex District Council adopted three **Supplementary Planning Documents (SPDs)** in relation to developer obligations (including contributions) on 25 July 2018. These documents amplify policies in the District Plan (particularly DP20 and DP31) and explain how they will be applied in detail. It is intended to regularly update the

documents to ensure they reflect cost inflation and infrastructure providers' evolving requirements.

- **The Development Infrastructure and Contributions SPD** sets out the overall framework for planning obligations. This SPD has been updated (October 2019) following requests from West Sussex County Council in relation to new parking guidance, and from the NHS Clinical Commissioning Group and Sussex Police in relation to their requirements
- **The Affordable Housing SPD** provides detailed information on the requirements for on-site and off-site affordable housing provision
- **The Development Viability SPD** provides information on the viability assessment process

2.13 The **Mid Sussex Design Guide** is intended to inform and guide the quality of design for all development across Mid Sussex District. It sets out a number of design principles to deliver high quality, new development that responds appropriately to its context and which is inclusive and sustainable. The Design Guide was formally adopted as a Supplementary Planning Document in November 2020.

2.14 **The West Sussex Waste Plan (2014)** and **The West Sussex Joint Minerals Plan (2018)**: The County Council is the local planning authority for development associated with waste disposal and processing, and with the extraction, processing and transportation of minerals in West Sussex. The County Council is responsible for both planning policies and the determination of planning applications relating to these forms of development. The plans were both prepared jointly with the South Downs National Park Authority.

2.15 Minerals and waste matters are not considered in the Horsted Keynes Neighbourhood Plan, and so are not referred to further in this Basic Conditions Statement.

2.16 Horsted Keynes Parish Council has worked closely with officers from MSDC throughout the preparation of this Plan with the aim of developing a clear and coherent relationship between the older adopted plans and the newly emerging planning policy documents.

COVID-19 pandemic

2.17 The pandemic arrived in the UK early in 2020, leading to stringent lockdown measures affecting all areas of life from March onwards. These measures have been regularly adjusted by the Government since that time, as it seeks to strike a balance between preventing the spread of the virus and allowing a safe return to a more normal life. Legislation was passed to allow local authorities (including parish councils) to make decisions on planning matters in online meetings. Government guidance on progressing neighbourhood plans during the pandemic was published in May 2020, which affected how public consultation was carried out and deferred any further neighbourhood plan referenda until after May 2021.

<https://www.gov.uk/guidance/coronavirus-covid-19-planning-update>

3. CONFORMITY WITH NATIONAL PLANNING POLICY

- 3.1.** The Horsted Keynes Neighbourhood Development Plan (NDP) must have appropriate regard to national planning policy. This is principally provided by the National Planning Policy Framework (NPPF). It was published by the Secretary of State for Communities and Local Government in 2012 and updated in 2018, 2019 and 2021. All local plans and neighbourhood plans are expected to have regard to it.
- 3.2.** At its core, the NPPF has a presumption in favour of sustainable development. One definition of sustainable development is “meeting today’s social and economic needs without narrowing the choices open to future generations”. The national policy is that this will be achieved in rural areas by:
- building a strong, competitive, and prosperous rural economy
 - promoting sustainable transport
 - supporting high quality communications infrastructure
 - delivering a wide choice of high quality homes
 - requiring good design
 - promoting healthy communities
 - meeting the challenge of climate change
 - conserving and enhancing the natural environment
 - conserving and enhancing the historic environment
- 3.3.** The NDP has six principal objectives. We summarise them in Table 2 below and which NPPF goals each objective seeks to address.

Table 3 then provides a summary of how each policy in the NDP specifically relates to, and conforms with, to the NPPF.

Table 2: Assessment of NDP objectives against NPPF goals

NDP Objective	Relevant NPPF goal
1. Conserve and enhance the environment of the village in order to maintain its distinct rural identity and outstanding landscape setting.	<ul style="list-style-type: none"> • Requiring good design • Meeting the challenge of climate change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment
2. Maintain and enhance existing and establish new local services and facilities.	<ul style="list-style-type: none"> • Building a strong and prosperous rural economy • Promoting healthy communities • Promoting sustainable transport
3. Meet Horsted Keynes’s housing needs over the plan period with emphasis on housing that addresses the needs of younger people and families to help maintain the village age profile.	<ul style="list-style-type: none"> • Delivering a wide choice of high quality homes • Promoting healthy communities
4. Support local businesses and provide enhanced employment opportunities within the parish including home working.	<ul style="list-style-type: none"> • Building a strong, competitive, prosperous rural economy • Supporting high quality communications infrastructure
5. Reduce the negative impacts of traffic and roadside parking on the village and encourage safe walking and cycling.	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy communities
6. Minimise the adverse environmental effects of new development and support energy reduction and sustainable energy opportunities for the whole village.	<ul style="list-style-type: none"> • Promoting healthy communities • Meeting the challenge of climate change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment

Table 3: Assessment of how each policy in the NDP conforms to the NPPF

No.	Policy title and reference	NPPF July 2021 reference (para.)	Commentary
1	Policy HK1: Built Up Area Boundary	78 - 80, 174	Defines the built-up area boundary to ensure consistency with the need to deliver a range of new rural homes and the need to protect the natural landscape beyond the village edge.
2	Policy HK2: Community-led housing development	62-65 70,72-79-	Promotes community-led housing to meet local needs and maintain a supply of such housing in perpetuity
3	Policy HK3: Dwelling size	60,62,67	Addresses the need for a mix of dwelling sizes – and particularly a greater proportion of smaller dwellings than has been delivered in the past - in order to provide for local needs.
4	Policy HK4: Maintaining local character and good quality design	124-135	Establishes locally tailored good practice design principles that will help applications to respond to the landscape and heritage context, and so maintain the distinctive character and appearance of the parish
5	Policy HK5: Infill development and residential extensions	126-135	Promotes a positive approach to bring forward high quality infill development and extensions which maximise the use of land and reflect the local character and appearance of the parish
6	Policy HK6: Conserving local heritage	189-208	Promotes the conservation and enhancement of the historic environment, particularly the parish's conservation areas, listed buildings and archaeological heritage
7	Policy HK7: Local green spaces	92-93, 101, 102	Protects key local green space in Horsted Keynes, which are of particular recreational, heritage or biodiversity value to the local community
8	Policy HK8: Recreation facilities	92-93, 98-99	Provides guidance on improvement of existing recreational facilities
9	Policy HK9: High Weald Area of Outstanding Natural Beauty	176	Places great weight on the conservation and enhancement of the High Weald AONB, as an area of landscape and scenic beauty, and cultural heritage, which is of national importance.
10	Policy HK10: Protection and improvement of natural habitats	179-182	Provides opportunities for well-designed developments that support biodiversity, and conserves and enhances important sites for nature conservation
11	Policy HK11: Low energy design and renewable energy schemes	153-155 158	Promotes low energy and low carbon development, and opportunities for renewable energy

No.	Policy title and reference	NPPF July 2021 reference (para.)	Commentary
12	Policy HK12: Sustainable drainage system design and management	159-169	Seeks to minimise flood risk by directing development to areas of lowest risk and promoting sustainable drainage systems which will slow the flow of water through the system, particularly during periods of heavy rainfall
13	Policy HK13: Light pollution	130	Limits the impact of light pollution from artificial light on "dark skies" local amenity.
14	Policy HK14: Expansion of existing commercial premises	81-85	Seeks to protect commercial land and premises that is valuable in maintaining the vitality of the local economy and guidance on expansion of business premises.
12	Policy HK15: Broadband and telecommunications	114-118	Supports the expansion of electronic communications networks, including telecommunications and high speed broadband.
14	Policy HK16: Loss of existing public car parking	107-108	Seeks to protect existing public off-street car parks and ensure replacement provision in the event of development
16	Policy HK17: Cycleways and Footways	104-106, 112	Promotes opportunities for the use of sustainable transport modes and active travel arising from new development

4. SUSTAINABLE DEVELOPMENT

- 4.1. Throughout preparation of the Neighbourhood Development Plan (NDP), the Parish Council has been mindful of the NPPF's requirement in its paragraphs 8-10 that:

The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe spaces, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

...Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

- 4.2.** The planning policies of the Neighbourhood Development Plan (along with the related community action) aim to deliver sustainable development for Horsted Keynes over the next 10 years or so. This is the basis of the Vision which underpins the Plan:

In 2031 Horsted Keynes remains an attractive rural village, centred on the village green, and is a desirable place to live, work and visit.

It has a thriving local economy and is able to sustain sufficient essential services and facilities to meet most local needs. Homes are available for all stages of life and circumstances and there is a strong sense of local community which contributes to low levels of crime.

Development has taken place in a sustainable way, at a scale and form that preserves the distinctive rural character, landscape and community ethos.'

- 4.3.** The objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:

1. Conserve and enhance the environment of the village in order to maintain its distinct rural identity, built heritage and outstanding landscape setting.
2. Maintain and enhance existing, and establish new, local services and facilities.
3. Meet Horsted Keynes's local housing needs over the plan period with emphasis on housing that addresses the needs of younger people and families to help maintain the village age profile.
4. Support local businesses and provide enhanced employment opportunities within the parish including home working.
5. Reduce the negative impacts of traffic and roadside parking on the village and encourage safe walking and cycling.
6. Minimise the adverse environmental effects of new development and support energy reduction and sustainable energy opportunities for the whole village, in order to mitigate, and adapt to, climate change.

Table 4 below assesses NDP objectives and policies against sustainable development principles.

Table 4: Assessment of NDP objectives and policies against sustainable development

Deliver Economic Sustainability	
<i>NPPF Definition – 'Build a strong , competitive and prosperous rural economy'</i>	
NDP Objectives	<ul style="list-style-type: none"> • Support local businesses and provide enhanced employment opportunities within the parish including home working. • Maintain and enhance existing and establish new local services and facilities.
NDP Policies	<ul style="list-style-type: none"> • Policy HK14: Expansion of existing commercial premises • Policy HK15: Broadband and telecommunications
NDP Comments	<p>The NDP seeks to enhance the vitality and viability of its local economy. There are a small number of significant employment providers within the parish whose needs should be addressed if they are to remain locally. The Neighbourhood Plan supports the expansion of Horsted Keynes Business Park which serves a range of small businesses. This seeks to promote opportunities for small-scale expansion of these premises to be able to serve a greater number of businesses.</p> <p>Good broadband and telecommunication links are essential to modern business, and for “working from both at the workplace and, particularly since the pandemic , for “working from home”. The NDP supports investment in these links, so that the parish remains an economically competitive location.</p>
Deliver Social Sustainability	
<i>NPPF Definition – 'Support strong vibrant and healthy communities'</i>	
NDP Objectives	<p>Maintain and enhance existing and establish new local services and facilities. Meet Horsted Keynes’s housing needs over the plan period with emphasis on housing that addresses the needs of younger people and families to help maintain the village age profile.</p> <p>Reduce the negative impacts of traffic and roadside parking on the village and encourage safe walking and cycling.</p>
NDP Policies	<p>Policy HK1: Built Up Area Boundary Policy HK2: Community-led housing Policy HK3 : Dwelling size Policy Hk4 : Maintaining local character and good quality design Policy HK5: Infill development and residential extensions Policy HK7: Local green spaces Policy HK8: Recreation facilities Policy HK16: Loss of existing public car parking Policy HK17: Cycleways and footways</p>
NDP Comments	<p>The NDP seeks to maintain a thriving community by supporting sustainable housing development, which both meets local housing needs and maintains the character and appearance of the parish , which is highly valued by residents. It does not make any housing allocations itself as allocations made in MSDC’s Site Allocations DPD are sufficient (along with existing completions and commitments) to meet strategic housing requirements. The policies also aim to increase access to leisure facilities and the natural environment.</p>

Deliver Environmental Sustainability	
<i>NPPF Definition – 'Contribute to protecting and enhancing our natural, built and historic environment and mitigate and adapt to climate change'</i>	
NDP Objectives	<p>Conserve and enhance the environment of the village in order to maintain its distinct rural identity and outstanding landscape setting.</p> <p>Minimise the adverse environmental effects of new development and support energy reduction and sustainable energy opportunities for the whole village.</p>
NDP Policies	<p>Policy HK4: Maintaining local character and good quality design</p> <p>Policy HK5: Infill development and residential extensions</p> <p>Policy HK6 : Conserving local heritage</p> <p>Policy HK9: High Weald Area of Outstanding Natural Beauty</p> <p>Policy HK10: Protection and improvement of natural habitats</p> <p>Policy HK11: Low energy design and renewable energy schemes</p> <p>Policy HK12: Sustainable drainage system (SUDs) design and management</p> <p>Policy HK13: Light Pollution</p> <p>Policy HK17: Cycleways and Footways</p>
NDP Comments	<p>The NDP seeks to protect the character of the village by requiring good design in new development. It seeks to conserve and enhance the historic environment and the natural environment, particularly important features which have statutory protection, and which give the parish much of its distinctive character. The policies also aim to minimise pollution, reduce flood risk and other potentially adverse effects on the natural environment.</p>

- 4.4.** As demonstrated in Table 4 above, the strategic objectives of the Neighbourhood Development Plan are considered to comprise a balance of social, economic and environmental goals.
- 4.5.** A Strategic Environmental Assessment has been undertaken to satisfy the requirements of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

5. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

- 5.1.** The development plan covering the parish currently consists of the following documents:
- Mid Sussex Local Plan 2004 (saved policies)
 - Mid Sussex District Plan 2018
 - Mid Sussex Site Allocations DPD 2022
 - Mid Sussex Supplementary Planning Guidance (as described in paragraphs 2.11 and 2.12 above)
 - West Sussex Waste Local Plan 2014
 - West Sussex Joint Minerals Local Plan 2018
- 5.2.** The policies of relevance are shown in Table 5 below, along with a consideration of whether they represent the strategic policies of the development plan. Where they do, consideration is made of whether the NDP is in general conformity with them. Any policy that is not identified in Table 5 is not considered to be relevant to the NDP because the NDP does not have any policies that directly relate to it.

TABLE 5: HOW THE NEIGHBOURHOOD PLAN RELATES TO RELEVANT LOCAL PLANNING POLICIES		
<ul style="list-style-type: none"> • Mid Sussex District Plan 2018 • Mid Sussex Site Allocations DPD • Mid Sussex Supplementary Planning Documents <p>N.B. The WSCC Waste and Minerals Plans are not relevant as waste and minerals matters are not covered in this NDP</p>		
Neighbourhood Plan Policy	Relevant plans and policies	Comments on broad conformity with strategic planning policies
HK1: Built Up Area Boundary	Mid Sussex District Plan <ul style="list-style-type: none"> • DP6 - Settlement hierarchy • DP12 - Protection and enhancement of the countryside • DP14- Sustainable rural development and the rural economy • DP15 -New homes in the countryside Mid Sussex Site Allocations DPD	<p>The Built Up Area Boundary in the NDP is derived from the Mid Sussex Local Plan (2004) and includes extension of the BUAB to accommodate eventual implementation of proposed housing allocations following adoption of the Site Allocations DPD (June 2022).</p> <p>It seeks to allow for the sustainable growth of the village by meeting the strategic housing requirements in policy DP6, whilst conserving its</p>

	<ul style="list-style-type: none"> SA-GEN general development considerations on allocated sites Development allocations SA28 (Old Police House Field) and SA29 (St Stephen’s Field) <p>Mid Sussex SPD</p> <ul style="list-style-type: none"> Development Infrastructure and Contributions SPG 	<p>rural setting and protecting the surrounding countryside from unnecessary development</p> <p>In combination with policy DP12, policy HK1 also allows for some small scale growth in suitable locations immediately beyond the BUAB (for up to 10 dwellings).</p>
<p>HK2: Community-led housing</p>	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> DP17 –Ashdown Forest SPA and SAC DP31-Affordable housing DP32-Rural Exceptions Housing <p>Mid Sussex Site Allocations DPD</p> <ul style="list-style-type: none"> SA-GEN general development considerations on allocated sites Development allocations SA28 (Old Police House Field) and SA29 (St Stephen’s Field) <p>Mid Sussex SPD</p> <ul style="list-style-type: none"> Development Infrastructure and Contributions SPD Affordable Housing SPD Design Guide SPD 	<p>Policy HK2 is a response to the strong support in the parish for new housing designed and maintained to meet local needs. Policy DP31 of the District Plan requires a minimum of 30% affordable housing in developments of 11+ dwellings generally, or commuted payments for affordable housing provision for developments of 6-10 dwellings in the High Weald AONB.</p> <p>HK2 aims to complement DP31 by setting out a wider range of planning policy mechanisms to promote community –led housing development.</p> <p>Policy DP32 of the District Plan already covers Rural Exception Sites. The Localism Act 2011 provides for Neighbourhood Development Orders and Community Right to Build Orders. In addition, there are various initiatives which could be promoted by the HK Community Land Trust, registered social landlords and groups of local people to provide community-led housing</p>
<p>HK3: Dwelling size</p>	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> DP30: Housing Mix <p>Mid Sussex SPD</p> <ul style="list-style-type: none"> Design Guide SPD 	<p>Policy DP30 of the District Plan requires development to “provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs”, but indicates no specific mix.</p> <p>Policy HK3 is based on the most</p>

		<p>accurate and up -to-date information on local housing need in Horsted Keynes, as indicated in:</p> <ul style="list-style-type: none"> • A local housing needs survey carried out in spring 2019 • MSDC’s Common Housing Register • Housing market information in the North-west Sussex Strategic Housing Market Assessment • Information from Action in Rural Sussex regarding lower quartile property prices and rentals in and around Horsted Keynes compared with income <p>This evidence suggests that there a particular need for 1 and 2-bed dwellings. The parish already has a preponderance of larger family homes.</p>
<p>HK4: Maintaining local character and good quality design</p>	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP26 Character and design • DP27 Dwelling space standards • DP28 Accessibility <p>Mid Sussex SPD</p> <ul style="list-style-type: none"> • Design Guide SPD 	<p>Policy HK4 reinforces the District Plan policies and the Design Guide SPD in seeking to promote development which reflects the distinctive character and identity of the parish.</p> <p>Future building should respect the distinctive height, scale, spacing, layout, orientation, design and materials of the area in which it is located. Innovative design should continue to reflect design cues from the wider context of the building.</p>
<p>HK5: Infill development and residential extensions</p>	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP26 Character and design • DP27 Dwelling space standards • DP28 Accessibility <p>Mid Sussex SPD</p> <ul style="list-style-type: none"> • Design Guide SPD 	<p>Most planning applications in the parish are infill or extensions. Again, this policy reinforces the District Plan policies and the Design Guide SPD, but has a specific focus on maintaining and enhancing the distinctive character if the parish</p>

<p>HK6: Conserving local heritage</p>	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP43 Listed buildings and other heritage assets • DP35 Conservation areas <p>Mid Sussex SPD</p> <ul style="list-style-type: none"> • Design Guide SPD 	<p>Policy HK6 complements the district-wide guidance on the protection and enhancement of the parish’s built heritage, by providing additional guidance to safeguard the key features of the parish’s two conservation areas, its listed buildings (cross referencing to DP34 and 35) and areas of archaeological interest</p>
<p>HK7: Local green spaces</p>	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP24 Leisure and cultural facilities and activities • DP25 Community facilities and local services 	<p>District Plan policy DP24 covers new leisure and cultural provision and other development proposals which would result in the loss or reduction of such facilities.</p> <p>Policy HK7 identifies “local green spaces “using the criteria in the NPPF, so is specific about the existing local green spaces which should be maintained and enhanced because of their value to the local community.</p>
<p>HK8: Recreation facilities</p>	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP24- Leisure and cultural facilities and activities • DP25- Community facilities and local services <p>Mid Sussex SPD</p> <ul style="list-style-type: none"> • Development Infrastructure and Contributions SPD 	<p>Policy HK8 complements policies DP24 and DP 25 in providing additional planning guidance on proposals to provide new and enhanced recreation facilities in Horsted Keynes.</p>
<p>HK9: High Weald AONB</p>	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP16- High Weald AONB • DP17- Ashdown Forest SPA and SAC 	<p>Both policy DP16 and policy HK9 are rooted in the national policy (NPPF, para. 176) to attach great weight to the conservation and enhancement of the natural beauty of the High Weald AONB, a national landscape designation which covers the entire parish.</p> <p>Policy HK9 goes into more local detail than DP16. It cross references to the objectives of the High Weald AONB Management Plan, as they relate to the distinctive features of the nationally-protected landscape in the parish. These include</p>

		watercourses, ancient woodlands and historic settlement patterns, route ways and field systems.
HK10: Protection and improvement of natural habitats	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP38-Biodiversity 	<p>Policy DP38 of the District Plan provides general guidance on promoting, and avoiding harm to, biodiversity in new development proposals.</p> <p>policy HK10 provides more detailed and specific guidance, in particular on statutory and non-statutory sites of nature conservation interest in Horsted Keynes parish.</p>
HK11: Low energy design and renewable energy schemes	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP39 Sustainable design and construction • DP40 Renewable energy schemes 	<p>Policy HK11 complements District plan policies DP39 and DP40 by promoting and supporting low energy and carbon neutral development, and new renewable energy initiatives requiring planning permission.</p>
HK12: Sustainable drainage system design and management	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP41 Flood risk and drainage • DP42 Water infrastructure and the water environment <p>Mid Sussex SPD</p> <ul style="list-style-type: none"> • Design Guide SPD 	<p>Policy HK12 echoes national planning policy and policy DP 41 in directing development to areas of lower flood risk (the sequential approach) and by encouraging sustainable drainage systems (SUDS) in new development, in order to slow the flow of water through the drainage system and so reduce peak flows during periods of heavy rainfall.</p> <p>HK12 goes further in extending SUDS principles to smaller scale development, where a range of SUDS methods are available at low cost, if designed into new development.</p>
HK13: Light pollution	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP29 Noise, air and light pollution <p>Mid Sussex SPD</p> <ul style="list-style-type: none"> • Design Guide SPD 	<p>Light pollution was identified as an issue in local consultations and in research showing the High Weald AONB as a “dark sky” area where new lighting could be particularly harmful.</p> <p>Policy HK13 complements DP29 and sets out principles for discrete</p>

		lighting which still meets security and safety needs.
HK14: Expansion of existing commercial premises	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP1 Sustainable economic development • DP3 Village and neighbourhood centre development • DP14 Sustainable rural development and the rural economy • DP19 Sustainable tourism 	<p>Policy DP1 sets a district-wide strategy for sustainable economic development and DP3 seeks to protect loss of village shops.</p> <p>The focus in policy HK14 is on planning guidance for small local businesses who are seeking to establish or expand, which complements Policy DP1's ambitions for a strong, competitive and prosperous rural economy in Mid Sussex.</p>
HK15: Broadband and telecommunications	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP1 Sustainable economic development • DP23 Communication infrastructure 	<p>Policy HK15 complements District Plan policies to promote high speed broadband and telecommunication networks, which are essential for both local business and home life, with due consideration to their local environmental impact.</p>
HK16: Loss of existing public car parking	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP21-Transport 	<p>Policy DP21 provides an overarching district-wide policy to promote sustainable transport, and active travel, in new development.</p> <p>However, it does not specifically cover the impact of development on existing car parks, which is a significant issue in the more car-dependent rural areas. Policy HK16 fills this gap.</p>
HK17: Cycleways and footways	<p>Mid Sussex District Plan</p> <ul style="list-style-type: none"> • DP21 Transport • DP22 Rights of way and other recreational routes 	<p>Policy DP21 provides an overarching district-wide policy to promote sustainable transport, and active travel, in new development.</p> <p>Policy HK17 focuses on how new development should help to promote safe active travel by foot and bike around the village, with particular reference to key local facilities like the village school, village hall, pubs and shop</p>

6. COMPATIBILITY WITH EU OBLIGATIONS AND HUMAN RIGHTS REQUIREMENTS

- 6.1** The Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. It complies with the Human Rights Act 1998.
- 6.2** European Union Directives, incorporated into UK law, may apply to a draft neighbourhood plan. Where they do, a qualifying body must make sure that it also complies with any specific publicity and consultation requirements set out in the relevant legislation. The legislation that may be of particular relevance to neighbourhood planning is:
- The Environment Assessment of plans and programmes Regulations 2004 (as amended)
 - The Conservation of Habitats and Species Regulations 2017 (as amended)
 - Town & Country Planning (Environment Impact Assessment) Regulations 2017 (as amended)

Notwithstanding the UK's departure from the EU in early 2020, these regulations remain in force unless modified or repealed by the UK Parliament

- 6.3** Mid Sussex District Council had given clear guidance to all NDP Groups that, if they were proposing site allocations, then a Strategic Environmental Assessment (SEA) was necessary and that this should be undertaken as part of a full Sustainability Appraisal. This was confirmed in the Mid Sussex Neighbourhood Plans Strategic Environmental Assessment Screening Report June 2013. Accordingly, this assessment was undertaken but is not included as part of the suite of documents submitted to Mid Sussex District Council as part of the Regulation 15 Submission Stage, as site allocations are not proposed within the NDP.
- 6.4** The Sustainability Appraisal began with a Scoping Report which identified the baseline characteristics of the Neighbourhood Area followed by a full Sustainability Appraisal that considered reasonable alternatives which was consulted upon alongside the Neighbourhood Plan at Regulation 14 Consultation. Subsequently minor amendments were made to the Sustainability Appraisal taking into account comments received during the consultation period.
- 6.5** Following consultation with Natural England, Mid Sussex District Council has undertaken a Habitats Regulations Assessment (HRA) to test whether the Mid Sussex District Plan, in combination with other plans and projects, is likely to have an adverse effect on the integrity of Ashdown Forest. The HRA report on the District Plan identifies that proposed new housing close to Ashdown Forest is likely to increase the number of visitors to the Forest. Such visitors could increase disturbance to rare, ground-nesting bird populations (in particular the Dartford warbler and Nightjar). The 'Ashdown Forest Visitor Survey Data Analysis' published in September 2010 found that most visitors to the Forest live within 7km of its boundaries (straight line distance). The HRA therefore identified a 7km 'zone of influence' within which new housing developments must counter its effect by putting in place measures which reduce visitor pressure.
- 6.6** All the land in the Neighbourhood Plan area lies within the 7km zone of influence, and therefore new residential development proposed in the Plan must have due regard to the

Habitats Regulations. The proposed approach set out in the Mid Sussex District Plan includes providing Suitable Alternative Natural Greenspace sites (SANGs) and Strategic Access Management and Monitoring (SAMM) measures on Ashdown Forest itself.

- 6.7** SANGs are sites that cater for the recreational needs of communities in order to reduce the likelihood of visitor pressure and disturbance on important nature conservation areas. Developer contributions will be required towards the provision of SANGs and the criteria for a site to be suitable as a SANG site is set out on the Mid Sussex District Council website (www.midsussex.gov.uk).

The District Council is responsible for deciding how developer contributions towards the provision of SANGs and SAMM will be calculated and delivered.

- 6.8** The HRA of the Mid Sussex District Plan also assessed the impact of nitrogen deposition on the Ashdown Forest SAC. This included development proposed through the Neighbourhood Plan. The conclusion of the HRA was that there would be no likely significant effects on the Ashdown Forest SAC from the policies in the Neighbourhood Plan.

The HRA Screening Report is included as part of the suite of documents submitted to Mid Sussex District Council as part of the Regulation 15 Submission Stage.

- 6.9** As part of the review of the NDP from 2019 onwards, MSDC have revised and updated their HRA screening report to take account of a number of important changes including:
- Adoption of the Mid Sussex District Plan in March 2018 and the extensive HRA work supporting that plan
 - The Conservation of Habitats and Species Regulations 2017 (as amended)
 - High Court decisions in 2017 concerning nitrogen deposition in Ashdown Forest
 - New and revised planning policies in the NDP

A revised HRA screening report was prepared by MSDC in April 2020 and published for public consultation along with other NDP documents in autumn 2020 and will be updated again by MSDC [once the NDP has been finalised].

- 6.10** Although the earlier (2017) submitted NDP included proposed housing allocations, the current NDP does not, instead relying on the proposed allocations in MSDC's Site Allocations DPD to meet the strategic housing requirement in the district.

APPENDIX A – NDP DESIGNATION LETTER FROM MID SUSSEX DISTRICT COUNCIL – JULY 2012



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www.midsussex.gov.uk

Contact:
Ms Claire Tester 01444 477322, Fax: 01444 477507
E-Mail: Claire.Tester@midsussex.gov.uk

Your Ref:
Our Ref: CT/

Date:
16th July 2012

Dear Parish Clerks,

Neighbourhood Plan Areas

I am writing to let you know that, on 9th July, Mid Sussex District Council Cabinet approved the designation of Neighbourhood Plan Areas for the following parishes:

Albourne; Ardingly; Ashurst Wood; Balcombe; Burgess Hill; Cuckfield; East Grinstead; Hassocks; Haywards Heath; Horsted Keynes; Hurstpierpoint & Sayers Common; Lindfield & Lindfield Rural; Slaugham; Turners Hill; Twineham; West Hoathly; and Worth.

Details of these designated Plan Areas can be viewed on
www.midsussex.gov.uk/neighbourhoodplans

This webpage also includes links to responses made to the publication of these Plan Areas. Your attention is drawn particularly to the two representations from Natural England, which includes information that may help you in preparing your Neighbourhood Plans. We also received a representation from Tandridge District Council asking that it be consulted on any draft Neighbourhood Plans for the East Grinstead Town and Worth Parish areas. Two letters of objection were received from a household in Burgess Hill concerned that the Town Council's Neighbourhood Plan would not cover the Northern Arc or the Kings Way strategic sites.

Congratulations to these parishes for achieving the first formal stage in the Neighbourhood Plan preparation process. Albourne, Hassocks and Hurstpierpoint & Sayers Common parishes are reminded that they also need to wait for Plan Area designation by the South Downs National Park Authority before proceeding with any formal consultation on their draft Neighbourhood Plans.

I would be grateful if you could all provide me with an update on your timetable for producing a Neighbourhood Plan. This will help me to start planning for the examination and referendum stages. If you have a dedicated webpage for your Plan please send me a link so I can put it on our webpage.

Yours sincerely,

Claire Tester
Head of Economic Promotion and Planning

Working together for a better Mid Sussex



Head of Economic Promotion and Planning

