

HORSTED KEYNES NEIGHBOURHOOD DEVELOPMENT PLAN

EVIDENCE BASE

JULY 2022

Introduction

1. At an EGM of Horsted Keynes Parish Council on 19th July 2022 this revised and updated HKNDP was approved for submission to Mid Sussex District Council (MSDC) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

Updating the evidence base

2. **This evidence base was prepared to support the Horsted Keynes Neighbourhood Development Plan which was subject to public consultation in summer/ autumn 2020 and has subsequently been further updated to incorporate changes up to 1 July 2022. These are set out below under the following headings:**

Subject	Paragraphs in this report
New planning legislation	3 - 7
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Adoption of the Mid Sussex District Local Plan (March 2018)	13 - 14
Adoption by MSDC of Supplementary Planning Documents (July 2018 and November 2020)	15 - 16
Further work by MSDC on potential housing development sites in its Site Allocations Development Plan Document (DPD) and further sites submitted as part of the SHELAA process at MSDC	17 - 18
The Habitat Regulations Assessment (HRA) –European Court of Justice (ECJ) judgement in <i>People over Wind and Sweetman v Coillte Teoranta (Ireland)</i> and its impact on appropriate assessments under the Habitats Directive 92/43/EEC	19 - 21
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Each of these matters is considered in turn below, with more detailed information, where necessary, attached in appendices. A full reference list for the updated evidence is included in Appendix D

(a) New planning legislation since November 2017

3. **The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017** came into force in January 2018 and provides detailed legislation to support the Neighbourhood Planning Act 2017, and to update the Neighbourhood Planning (General) Regulations 2012, particularly in respect of arrangements to update and modify “made” plans.
4. **The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018** amends the Town and Country Planning (General Permitted Development) (England) Order 2015 to: extend the existing temporary permitted development right to change the use of buildings in storage or distribution use to residential use; increase the size limits that apply to permitted development on agricultural land; amend the existing right to change use of agricultural buildings to residential use to allow up to a total of five dwelling houses, subject to limitations and conditions.
5. **The Town and Country Planning (Permitted Development , Advertisements and Compensation Amendment) Regulations 2019** also amends the 2015 permitted development regulations by making permanent the previous temporary right to enlarge a dwelling house by up to 8 metres (detached) and 6 metres (other houses) ; allowing larger electric vehicle charging stands; allowing shops, financial and professional services and food take-away shops to change to offices; allowing temporary uses in town centres ; and increased control over adverts on phone boxes.

6. **Town and Country Planning (General Permitted Development) (England) (Amendment) Orders 2020 and the Use Classes (England) (Amendments no.1, 2 and 3) Orders 2020** further liberalised the planning regime by extending permitted development rights in a number of important respects in legislation introduced in July, September and December 2020. This included demolition of commercial buildings and erection of new homes (subject to a prior notification procedure); addition of storeys to existing dwellings, and greater flexibility in the use of buildings, particularly in town centres (with a new “E” commercial use class), to support economic activity following the pandemic. At the same time, additional controls were introduced with nationally prescribed space and light standards in new dwellings formed using permitted development rights, and over demolition of live arts performance venues. Further amendments to permitted development legislation were canvassed by Government in a consultation from December 2020 to January 2021

7. **The Government’s white paper on reforming the planning system in England** was the subject of public consultation from 6 August to 29 October 2020. The proposals comprise the most radical overhaul of the planning system since it was set up in its current form in the late 1940’s. The white paper generally supports continued work on neighbourhood plans and is encouraging them as a way of meeting future housing needs and of helping to deliver better quality development. The Government is currently considering the views received on its proposals for reform. However, no detailed proposals on the future of neighbourhood plans are available at this stage.

(b) National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

8. The NPPF was first published in March 2012. It sets out the Government’s planning policies for England and how these policies are expected to be applied. As such, it has to be taken into account by all users of the planning system, both in the preparation of local plans and neighbourhood plans, and in the preparation and determination of planning applications and appeals. The NPPF identifies delivery of sustainable development – with economic, social and environmental dimensions - as the central purpose of the planning system.

9. The NPPF was updated in July 2018 and February 2019. The main changes arising from these two NPPF updates were:
 - Revisions to the presumption in favour of sustainable development
 - Increased emphasis on the delivery of more housing and clarification of definitions and methods to achieve this
 - Where affordable housing provision may be sought
 - More emphasis on improved design as a means of increasing public acceptance of more housing
 - Encouraging more effective use of development land

- Development viability to focus on local plans rather than individual applications
 - Increased protection for ancient woodland
 - Application of the Habitats Regulations to new development in light of recent legal cases - see paragraphs 23-25 below)
 - Clarifying the weight to be attached to proposals affecting heritage assets
10. Further changes to the NPPF were published for consultation in February – March 2021. These covered promoting beauty and better quality in the built environment through a new National Model Design Code and increased community engagement; better flood risk management; planning policy in AONBs; and protection of historic statues.
11. The NPPF was updated again in July 2021 covering the majority of changes proposed in the consultation as detailed in paragraph 14 above.
12. In parallel with the NPPF updates, the National Planning Practice Guidance (NPPG) continues to be updated regularly online. The guidance on neighbourhood planning was extensively updated on 13 September 2018 and 9 May 2019. The latest update states that neighbourhood plans must meet housing need in their area “in full”, if they are to benefit from the limited protection from the presumption in favour of development offered by paragraph 14 of the NPPF. It goes on to list three criteria that must be met, which are that the neighbourhood plan:
- became part of the development plan 2 years or less before the date on which the decision is made;
 - contains policies and allocations to meet its identified housing requirement (which can include an allowance for “windfall sites”) ; and
 - the local planning authority has at least a 3 year supply of deliverable housing sites and housing delivery was at least 45% of that required over the previous 3 years.

An amendment to the NPPG, providing guidance on the impact of the coronavirus on neighbourhood planning work, was published in September 2020.

On 1 October 2019, the Government published a “**National Design Guide**”, which sets out the characteristics of well-designed places and demonstrates what good design means in practice. It aims to promote “beautiful, enduring and successful places” and forms part of the Government’s collection of planning practice guidance. The National Guide can be complemented by more detailed and specific guidance at the local level. By coincidence, MSDC published a “**Mid Sussex Design Guide**” (see paragraph 19 below) for consultation at around the same time.

(c) Mid Sussex District Local Plan 2014 – 2031

13. At the time the HKNDP was previously submitted, the District Local Plan was in the latter statutory stages of its progress to formal adoption. The Plan was formally adopted by MSDC on 28 March 2018. It assumes considerable weight in planning decisions as a newly adopted and up-to-date local plan, and provides a framework for neighbourhood plans in the district. It contains 42 policies covering all aspects of development and use of land, as detailed in Appendix A. Several of the policies are

of particular importance to the HKNDP, in particular: DP3, DP4, DP6, DP12, DP14, DP16, DP17, DP20, DP21, DP23, DP24, DP25, DP26, DP29, DP30, DP31, DP32, DP34, DP35 and DP37, which are outlined below.

- **DP3** restricts changes of use of shops to other uses in villages such as Horsted Keynes, unless certain criteria are met
- **DP4** proposes the development of 16,390 new homes from 2014-2031 in order to meet objectively assessed needs, together with meeting some unmet need from outside the district in north-west Sussex. This would require 876 new homes every year up to 2023/4, rising to 1,090 thereafter and subject to no harmful impact on Ashdown Forest
- **DP6** sets a settlement hierarchy for the district and generally seeks to steer development to the larger settlements with a wider range of facilities and employment opportunities, and better transport links, as these are the most sustainable locations.

Horsted Keynes is identified as a “medium village” (a third level settlement”) where the policy is “providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation, and community facilities, often shared with neighbouring settlements”.

DP6 sets criteria for the sustainable development of towns and villages within, and contiguous with, defined built up confines. The minimum housing requirement for settlements as set out in DP6 will be superseded by the Site Allocations DPD (when adopted).

- **DP12** protects the character and beauty of the countryside by strictly controlling development outside the built confines of towns and villages, safeguarding the best and most versatile farmland, and the rural landscape
- **DP14** allows small scale economic development in the countryside where it supports sustainable growth, the vitality of the rural economy, and diversification of farm businesses
- **DP16** requires development in the High Weald Area of Outstanding Natural Beauty (AONB) to conserve and enhance the natural beauty of the area, and to have regard to the AONB Management Plan. The whole of Horsted Keynes parish is within the AONB
- **DP17** controls adverse development impact on the Ashdown Forest Special area for Conservation (SAC) and Special Protection Area (SPA), which are European and UK nature conservation designations. These controls seek to manage and mitigate the impact of development in the Forest, a buffer zone of 400 metres immediately around it, and a wider 7 km “zone of influence”. Horsted Keynes parish falls within this wider zone of influence. Mitigation measures include SANGS (Suitable Alternative Green Spaces) and contributions to SAMMS (Strategic Access Management and Monitoring Strategy)

- **DP20** requires developers to provide, or contribute to, the infrastructure and mitigation measures necessitated by their development proposals
- **DP21** requires development to support the objectives of the West Sussex Transport Plan 2011-2026 in achieving a high quality, resilient, accessible and safe transport network and sets out criteria to consider the transport impact of new development
- **DP23** supports provision of high capacity digital infrastructure in new development
- **DP24 and DP25**, where appropriate, requires leisure and community facilities –such as play areas – in new development, and also provides safeguards against the loss of existing community facilities
- **DP26** requires development to be well-designed and to reflect the distinctive character of its locality, setting out criteria by which these objectives will be assessed
- **DP29** sets out measures to control noise, air and light pollution arising from new development
- **DP30** requires a mix of dwelling types and sizes in new residential development that reflects current and future local housing needs
- **DP31** sets out requirements for provision of 30% affordable housing in residential developments of 11+ dwellings, with a commuted payment for development of 6-10 dwellings in the High Weald AONB
- **DP32** allows for rural exceptions housing to provide 100% affordable housing on sites adjacent, or close to, rural settlements, subject to certain criteria
- **DP34** protects listed buildings and other heritage assets, and their settings, and sets requirements for new development affecting such buildings and land. There are over 40 listed buildings in the parish.
- **DP35** requires all development in conservation areas to preserve and enhance their special character. A large part of Horsted Keynes village is covered by a conservation area designation.
- **DP37** supports the protection of trees, woodlands and hedgerows and further planting

14. In December 2020, MSDC reviewed its Local Development Scheme. Adopted District Plan policy DP4 commits the Council to commencing an early review of the District Plan and this work has now begun. The publication of the Planning White Paper in August 2020 (see above) and the subsequent changes to the planning system will impact on the content and format of the next District Plan, and the statutory processes it will have to follow. At this stage, MSDC plans to submit a new plan in summer 2022 and adopt it in winter 2023. MSDC have published a revised plan but, in January 2022, paused the consultation on this, pending further review work and consideration of changes to Government policy when known.

(d) Adoption of MSDC Supplementary Planning Documents -July 2018 and November 2020

15. 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
16. **The Mid Sussex Design Guide SPD** was adopted in November 2020. The aim of the Design Guide is to deliver high quality new development across Mid Sussex that responds appropriately to its context and is inclusive and sustainable. The Design Guide sets out principles and objectives that aim to inspire developers and designers and assist landowners, developers, applicants and planners in the process of delivering high quality and well-designed development.

(e) Further work by MSDC on identification of potential housing development sites in its Site Allocations DPD

17. The District Local Plan sets out an overall planning strategy for Mid Sussex, including 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 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 DPD and/or neighbourhood plans prepared by town and parish councils.

Preparation of the Site Allocations DPD was informed by an extended "call for sites" to landowners and developers and a technical assessment of these sites in terms of their "suitability, availability and deliverability" for development in a Strategic Housing and Employment Land Availability Assessment (SHELAA) (this supersedes a similar exercise by MSDC in 2016). The "call for sites" lasted from October 2017 to February 2018 and led to publication to a revised SHELAA in April 2018. The SHELAA is a background document to assist development of planning policy in subsequent local or neighbourhood plans: it provides a "long list" of potential sites and is not, in itself, a planning policy document. Additional sites have come forward since that time, including some in Horsted Keynes, which have also been assessed.

Altogether, some 241 sites across the district were put forward by landowners and developers for assessment by MSDC as part of the “call for sites”. The submitted SHELAA sites in Horsted Keynes are shown in Appendix B. In addition, a number of other sites were put forward as part of the HKNDP’s call for sites.

The DPD includes the allocation of the following housing development sites in Horsted Keynes:

- **SA28 Land south of the Old Police House, Birchgrove Road, Horsted Keynes (25 dwellings)**
- **SA29 Land south of St. Stephen’s Church, Hamsland, Horsted Keynes (30 dwellings)**

No allocations for employment use in Horsted Keynes are included in the DPD. These proposals were the subject of public consultation from 9 October to 20 November 2019. The response to consultation was reported to MSDC councillors in April 2020.

18. The Public Examination of the DPD by an independent inspector took place in June 2021. Mr Mike Fox was appointed to this role by the Secretary of State. A schedule of Modifications was published in February 2022 and the DPD is likely to be formally adopted by MSDC in summer 2022.

(f) The Habitat Regulations Assessment (HRA) –European Court of Justice (ECJ) judgement in *People over Wind & Sweetman v Coillte Teoranta (Ireland)* and its impact on appropriate assessments under the Habitats Directive 92/43/EEC

19. In April 2018, the Court of Justice of the European Union delivered its judgment in case 323/17 *People Over Wind & Peter Sweetman vs. Coillte Teoranta (“People over Wind”)* concerning a proposed development in Ireland. The judgment clarified that when making screening decisions for the purposes of deciding whether an appropriate assessment is required, competent authorities cannot take into account any mitigation measures.

20. As a result, a competent authority may only take account of mitigation measures intended to avoid or reduce the harmful effects of a plan or project as part of an appropriate assessment itself. This is a departure from the approach established by domestic case law, which had permitted mitigation measures to be taken into account at the screening stage

21. The decision is relevant to the HKNDP because the Neighbourhood Plan will be subject to assessment under the EU Habitats Directive, and related UK law, due to the proximity of the parish to protected habitats and species at Ashdown Forest. The Habitat Regulations Assessment carried out to support the HKNDP submission in November 2017 needs to be reviewed in the light of the *People Over Wind* case and other relevant changes since that time.

(g) The housing land supply position in Horsted Keynes Parish

22. At the present time, there are 11 completions and commitments as set out below, with a net increase of 9 new dwellings:

Reference	Address	Number	Status
DM/14/01199	Adjacent 8 Church Cottages, Church Lane	1	Completed
DM/14/04673	The Barn, Birchgrove	1	Completed
DM/15/0203	Land south of Hamsland House	1	Completed
DM/16/0312	Broadhurst Stables	1	Completed
DM/16/3169	Hamsland (Old Dairy)	1	Completed
DM/16/3172	Hamsland (Stables)	1	Completed
DM/19/1910	Valley Farm Cottage, Danehill Road	1	Commitment
DM/19/4136	Milford Place, Wyatts Lane	1 Replacement dwelling: no net gain	Commitment
DM/19/4683	Porches Farm, Birchgrove Road	1	Commitment
DM/20/1068	Tanyard Manor, Horsted Lane	1	Commitment
DM/20/1840	Millers, Sloop Lane	1 Replacement dwelling: no net gain	Commitment

23. The planning permission granted above at Westall House (DM/17/1262) contains residential development with an element of communal or institutional use (Use Class C2). With regards to counting C2 accommodation as part of the housing land supply, the Planning Practice Guidance states: *Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market. Further guidance is provided in "Housing for Older and Disabled People"*

24. The Housing Delivery Test Measurement Rule Book provides further information on how C2 accommodation should be counted as part of the housing supply. Paragraph 11 of the Rule Book states: *"The ratio applied to other communal accommodation will be based on the national average number of adults in all households, with a ratio of 1.8. Therefore, the ratio of 1.8 would need to be applied to the number of C2 units, if it were to be counted towards part of the housing supply."* Application DM/17/1262 provided a net increase of 20 residential units: dividing this by 1.8 would contribute 11 additional units to existing housing supply in the parish.

25. The DPD allocations in Horsted Keynes referred to in paragraph 21 above include further a commitment of 55 dwellings.
26. The total completions and commitments in Horsted Keynes are therefore 75 dwellings.
27. In addition, planning applications for housing development may continue to come forward on unidentified small sites, both in and around the village, and elsewhere in the parish (“windfall sites”). Since 2000, these have yielded a net gain of 27 dwellings in Horsted Keynes (of which 11 were in one exceptional year (2001), **so typically windfalls provide about 1 dwelling per year across the parish.** If the HKNDP provides housing allocations, it can count windfalls towards housing supply in meeting the MSDC guideline. This would give additional flexibility, if existing commitments are not built out or if any proposed allocations yield less than expected or are delayed. Whatever happens, the changing position on development completions and commitments needs to be monitored carefully over the plan period.
28. MSDC published a Housing Land Statement in December 2021 assessing housing land supply over the period from 1 April 2020 to 31 March 2025. This indicated a 5.?? year housing supply at the start date, allowing for a 5% “buffer” for past under-performance in housing delivery.

(h) A new Local Housing Needs Survey carried out by Action in Rural Sussex (AiRS)

29. A Housing Needs Survey was carried out across the parish in April and May 2019 and the results were published in October 2019. The survey was commissioned by the Community Land Trust (see paragraphs below) and carried out by Action in Rural Sussex (AiRS). Some 645 forms were sent out, of which 167 (26%) were returned. The key findings from the survey – which represent a snapshot of an ever-changing position - were as follows:
 - *24 households are in need of affordable housing due to the inadequacy of their current housing in meeting their needs and their inability to afford to rent or purchase a suitable property on the open market within the immediate area. All of these households possess a local connection to the parish.*
 - *Of those in need, three-quarters (75%) are single adults aged between 18 and 64. The vast majority of these were living with parents/friends/family and are seeking to set-up an independent home.*
 - *The preferred (and most suitable) tenure for a majority of the households identified as being in need of affordable housing is renting from a housing association or a local authority.*
 - *Whilst six of the households in affordable housing need expressed a preference for shared ownership, eligibility will depend upon the particular*

model of shared ownership or shared equity that might be available on a scheme by scheme basis.

- *An overwhelming majority of households in affordable need (87.5%) require one bedroom properties. This reflects the high proportion of single adult and adult couple households who represent the vast bulk of those identified as being in-need.*
- *Housing need is a pressing one for most of the respondents to the survey with just over half of the in-need households identifying a need to move now or within two years, with three-quarters (of all in-need households) identifying a need to move within the next 5 years.*
- *Four respondents identified that they have specialist housing requirements, with some indicating a need for more than one.*
- *Only one in five (20%) of those households identified as being in need of affordable housing are currently on the local authority housing register.*

30. An updated report on the affordability of housing in Horsted Keynes was prepared by AiRS in February 2022 which concludes that: "From the analysis it can be seen that compared to both the mean and median incomes for the Mid Sussex District there is a clear affordability gap between income and the cost of buying lower quartile property in Horsted Keynes."

31. Additionally, information on local housing need has been obtained from MSDC's Common Housing Register (CHR), which is updated regularly. Recent CHR data (January 2021) suggests that the case for putting an emphasis on 1 and 2-bed dwellings in new housing developments remains very strong. Of the 29 households seeking housing who have a connection with the village, 20 (69%) are seeking one-bed accommodation, a further 8 (28%) are seeking two-bed accommodation, and only 1 household (3%) is seeking three-bed accommodation.

(i) Establishment of a Community Land Trust (CLT) In Horsted Keynes

32. A CLT is a community-led organisation that provides land, homes and other assets to meet the long-term needs of its local community. There are around 180 Community Land Trusts in England and Wales. These Trusts deliver everything from homes to meeting spaces, workspaces, shops, pubs, farms and gardens. The potential benefits of CLTs are:

- Being locally-controlled and democratically accountable
- Being flexible to meet local priorities
- Creating community support
- Providing locally affordable homes
- Delivering actions from community / neighbourhood plans
- Closer community & landowner involvement

- Generating re-investment for the community
- Enabling the long term stewardship of community assets

33. A Horsted Keynes Community Land Trust, whose “area of benefit” will cover the entire parish, is being set up following local consultations in 2018 and 2019. It is seeking formal registration as a “community benefit society” with charitable status from the Financial Conduct Authority. It is understood that delivery of community-led housing to meet the specific local housing needs of the parish will be a priority for the new CLT. A website has been set up at : <https://www.horstedkeynesclt.com>

(j) Progress on neighbourhood plans in neighbouring parishes

34. Horsted Keynes abuts the following parishes: Ardingly, Lindfield/Lindfield Rural and West Hoathly (Mid Sussex) and Danehill and Fletching (Wealden District). A comparison of the position on neighbourhood plans in these parishes between November 2017 and September 2019 is set out below. Overall, there has been no change either in newly made neighbourhood plans, reviews of neighbourhood plans, or commencement of new neighbourhood plans

Parish	NP position at November 2017	Position at March 2021
Ardingly	Plan made March 2015	No change
Lindfield/L.Rural	Plan made November 2016	No change
West Hoathly	Plan made April 2015	No change
Danehill	No application for designation	No change
Fletching	No application for designation	No change

(k) High Weald AONB –Management Plan 2019-2024 and draft Design Guide for Housing Development

35. The **High Weald AONB Management Plan** is the single most important document for the AONB. It sets out long term objectives for conserving this nationally important landscape and the local authorities' ambitions for the High Weald over the next five years. An updated Management Plan for the period 2019-2024 was the subject of consultation in autumn 2018 and an adopted version published in July 2019.
36. Local authorities with land in an AONB, including Mid Sussex, are legally obliged under the Countryside and Rights of Way Act 2000 to produce an AONB Management Plan, and the Plan is formally adopted by the relevant local authorities as their policy for the management of the AONB and how they carry out their functions in relation to the statutory requirement for its protection.
37. Pressures for change, and the need to accommodate some growth, in this sensitive nationally protected landscape led to the publication of a draft **High Weald Design Guide for Housing Development** for consultation between June and August 2019 by the High Weald AONB Partnership, including the 15 local planning authorities

covering the area. Following consultation, it was formally adopted by the local planning authorities in November 2019 as a material consideration in the determining of planning applications within the High Weald AONB.

38. The Guide is aimed at all those involved in housing developments within the High Weald AONB, from designers, developers and highways engineers, through to planning decision makers, so they can meet the requirements of the National Planning Policy Framework for well-designed places and the conservation and enhancement of the AONB. It aims to give clear, succinct, practical and consistent advice on design expectations for new housing development within the High Weald AONB. This will enable higher quality and landscape-led design that reflects intrinsic High Weald character and is embedded with a true sense of place, without stifling innovation and creativity.

(I) A Green Future: Our 25 Year Plan for Improving the Environment

39. "The 25 Year Plan" was published by DEFRA in January 2018. It sets out the Government's plan for regaining, and retaining, the natural environment of England in good health into the 2040s. The plan covers promoting clean air and water; soil conservation; protecting and restoring the landscape and wildlife habitats; safeguarding and restoring threatened wildlife species; mitigating and adapting to climate change; and policies for agriculture, forestry, land use, rivers and wetlands; and the marine environment. Along with the policies are targets by which progress towards policy goals will be measured. The Environment Bill 2019-21, which will carry forward the proposals into law, is currently completing its passage through parliament after a number of delays.

(m) The independent review of National Parks and AONBs

40. On September 25 2019, the final report of the "Landscapes Review" was published. This is an independent review of the future of England's protected landscapes (National Parks and AONBs), led by Julian Glover and commissioned by the Government following publication of the "25 Year Plan". The review recommended "new protections, responsibilities, titles and funding for AONBs to help them be greener, more beautiful and more welcoming to the public" including a statutory role in the planning process. The Government will consider the Glover recommendations and formally respond in due course. The Glover report has been broadly welcomed by the High Weald AONB Partnership. The proposed changes to the NPPF published in February 2021 include new national policy safeguards for AONB's, as recommended by Glover.

(n) Conservation areas in Mid Sussex

41. In August 2018, MSDC published this document which provides a description, and map showing the boundaries, of the 36 Conservation Areas designated across the district, including Horsted Keynes and Birch Grove. It also identifies the features which go together to give the special character of each conservation area, which designation seeks to preserve and enhance.

(o) West Sussex Joint Minerals Plan (July 2018)

42. This plan provides a strategy for minerals –related development across West Sussex up to 2033. The county has sand and gravel, silica sand, clay, chalk, stone and hydrocarbon resources of economic value. The plan was prepared jointly by West Sussex County Council and the South Downs National Park Authority, and was formally adopted in July 2018. The plan includes 10 strategic policies (M1-M10), 1 allocation of land for the working of brick -making clay at West Hoathly (M11), and 15 development management policies control development (M12-M26). All 26 policies in the plan have individual indicators or targets to assess whether they are delivering the plan’s objectives. Mineral planning is a matter for WSCC as minerals planning authority. The main implication for the HKNDP is that any development proposed should not sterilise workable minerals deposits.

(p) Mid Sussex Economic Development Strategy (April 2018)

43. The refreshed strategy seeks to promote “vibrant and attractive places where businesses and people can grow and succeed” through four priority themes:

- **Places:** viable and vibrant town and village centres; business parks to retain and attract growing businesses; and infrastructure improvements
- **Premises:** an excellent supply and quality of business accommodation
- **People:** Skills development working with education and training providers; promoting health and wellbeing in the workplace
- **Promotion:** promoting and marketing the district as a business location and visitoir destination

The four themes lead onto an Action Plan for implementation over the period to 2023

(q) WSCC guidance on parking at new developments (September 2020)

44. The County Council’s overall ambition for parking at new developments is to ensure that sufficient parking is provided to meet the needs of the development, while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. This ambition is not intended to replace relevant national and local planning policy on this issue.

45. This guidance note outlines the County Council’s approach to parking at new developments (both residential and non-residential). It should be used to help determine the level of parking at new developments and provides the basis for the County Council’s advice to the LPAs in West Sussex on planning applications and the soundness of policies relating to parking at new developments. Horsted Keynes is located in Zone 1 (the most rural zone) , where parking requirements will be higher as opportunities for walking , cycling or using public transport to access everyday services are less than in some other parts of the district

(r) Updated supporting documents for the Horsted Keynes NDP

46. The Neighbourhood Plan Regulations require the following documents to be provided to the local planning authority when the plan is formally submitted to them:
- **Sustainability Appraisal:** a systematic process that assesses the extent to which an emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives
 - **Habitat Regulations Assessment:** identifies any aspects of an emerging Local Plan or Neighbourhood Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), (either in isolation or in combination with other plans and projects), and to identify appropriate avoidance and mitigation strategies where such effects were identified. This is required because of Horsted Keynes' proximity to the Ashdown Forest SAC and SPA
 - **Basic Conditions Statement:** describes how the proposed plan and its planning policies relate to national planning policies and policies in the relevant local plans produced by the local planning authority
 - **Public Consultation Statement** (describes the persons and bodies who were consulted about the plan and how they were consulted; summarises the main issues and concerns raised by persons consulted; and how those issues and concerns were addressed in the plan)
47. The first two of these – the Sustainability Appraisal and HRA- were updated as part of the current review of the NDP and were published for Regulation 14 public consultation alongside the revised plan in autumn 2020. Further amendments were made following consultation. The Basic Conditions Statement and the Public Consultation Statement have been updated after further public consultation and prior to submission to the local authority. All these documents were considered by the Parish Council prior to Regulation 15 submission.

(s) Coronavirus outbreak in the UK

48. The outbreak of the global coronavirus pandemic in early 2020 led to the introduction of stringent controls over many aspects of everyday life by the UK Government, in order to slow the spread of the virus. This culminated in a residential "lockdown" for all but essential activities from March 2020 to June 2020. There were further lockdowns during November 2020 and since January 2021 as the virus returned in more virulent form. In these circumstances, it has not been possible to hold parish council meetings in the normal way.
49. On March 25, Parliament passed the Coronavirus Act 2020. This included legislation to allow local authority meetings (including those of parish councils) to be held remotely by phone or computer, so avoiding the risk of a physical meeting. Detailed regulations followed on April 2 and HKPC held meetings by Zoom during that time, which included online access by the public. These regulations expired on 7 May 2021 and in person parish council meetings resumed after this date.

50. The Regulation 14 NDP consultation in autumn 2020 followed the covid-safety guidance operating at the time and the measures taken are fully documented in the NDP's accompanying Consultation Statement

51. The national vaccination programme offered significant relief through 2021 and into 2022. However, we can still expect restrictions and safety/hygiene measures to continue for some time to come (notwithstanding the Government "road out of lockdown" announcements in February 2022). Therefore, the continuing pandemic may still affect how the Parish Council does its business, how further NDP consultation is carried out, and how (and when) any NDP examination and referendum are carried out.

APPENDIX A: POLICIES IN THE MID-SUSSEX DISTRICT LOCAL PLAN 2014-2031

DP1: Sustainable Economic Development

DP2: Town Centre Development

DP3: Village and Neighbourhood Centre Development

DP4: Housing

DP5: Planning to Meet Future Housing Need

DP6: Settlement Hierarchy

DP7: General Principles for Strategic Development at Burgess Hill

DP8: Strategic Allocation to the east of Burgess Hill at Kings Way

DP9: Strategic Allocation to the north and north-west of Burgess Hill

DP10: Strategic Allocation to the east of Pease Pottage

DP11: Strategic Allocation to the north of Clayton Mills, Hassocks

DP12: Protection and Enhancement of Countryside

DP13: Preventing Coalescence

DP14: Sustainable Rural Development and the Rural Economy

DP15: New Homes in the Countryside

DP16: High Weald Area of Outstanding Natural Beauty

DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

DP18: Setting of the South Downs National Park

DP19: Sustainable Tourism

DP20: Securing Infrastructure

DP21: Transport

DP22: Rights of Way and other Recreational Routes

DP23: Communication Infrastructure

DP24: Leisure and Cultural Facilities and Activities

DP25: Community Facilities and Local Services

DP26: Character and Design

DP27: Dwelling Space Standards

DP28: Accessibility

DP29: Noise, Air and Light Pollution

DP30: Housing Mix

DP31: Affordable Housing

DP32: Rural Exception Sites

DP33: Gypsies, Travellers and Travelling Showpeople

DP34: Listed Buildings and Other Heritage Assets

DP35: Conservation Areas

DP36: Historic Parks and Gardens

DP37: Trees, Woodland and Hedgerows

DP38: Biodiversity

DP39: Sustainable Design and Construction

DP40: Renewable Energy Schemes

DP41: Flood Risk and Drainage

DP42: Water Infrastructure and the Water Environment

APPENDIX B

SITES PUT FORWARD IN “CALL FOR SITES” TO MID SUSSEX DISTRICT COUNCIL 2017-19

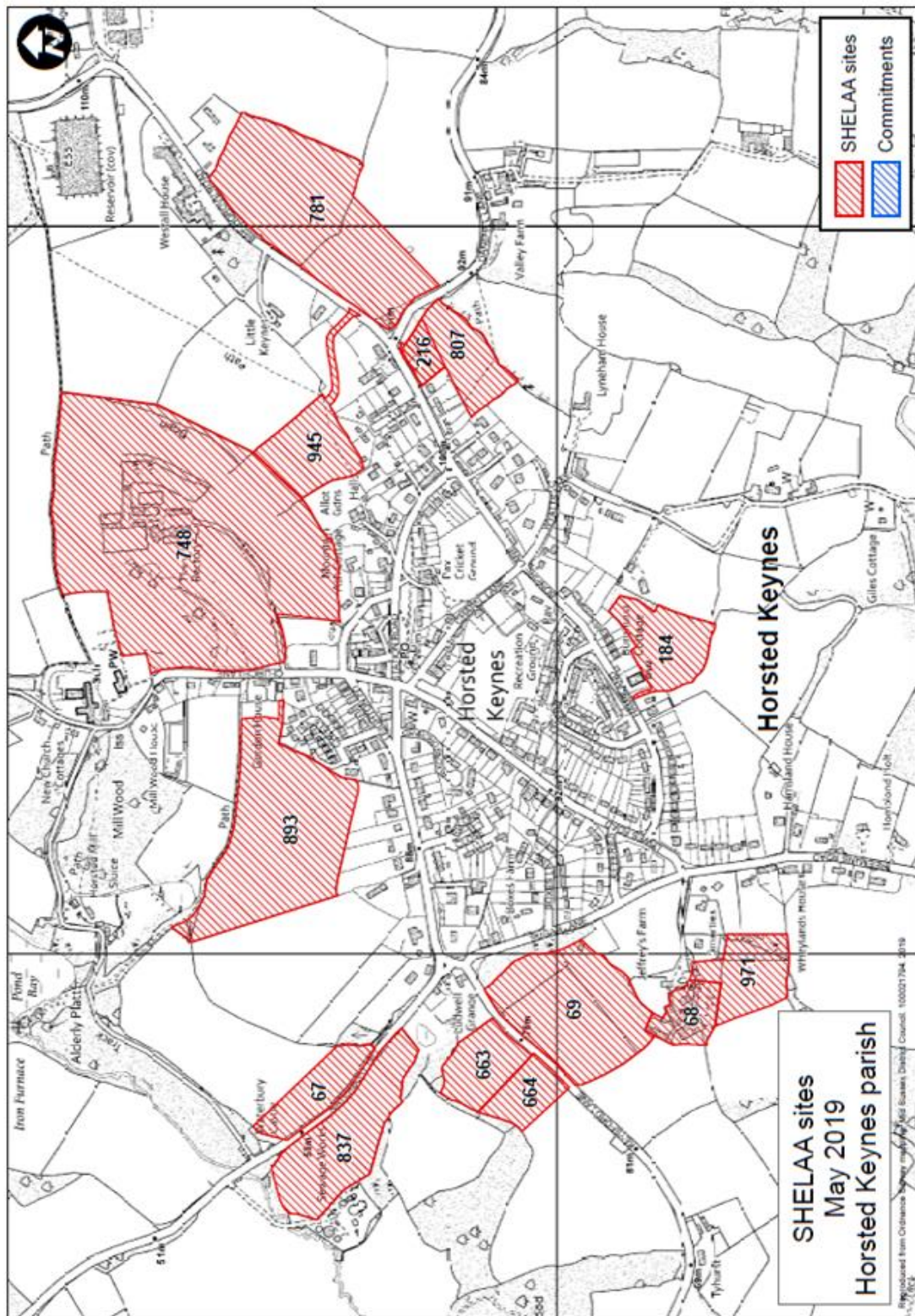
The sites put forward, in and around the village, through MSDC’s SHELAA process are shown in the map below and are as follows below:

- 663- Field 1 - Ludwell Grange, Keysford Lane**
- 664 – Field 2 - Ludwell Grange, Keysford Lane**
- 837- Land at Little Oddynes Farm, Waterbury Hill**
- 67 - Castle Field, Cinder Hill Lane**
- 893 – Land west of Church Lane (Sledging Field)**
- 748 -The Old Rectory, Church Lane**
- 945 – Land at Lucas Farm, Birchgrove Road**
- 781- Land south of Robyn’s Barn, Birchgrove road**
- 216 – Land at Police House Field, Birchgrove Road**
- 807 – Land south of Police House Field**
- 184 – Land south of St Stephen’s Church**
- 68 – Farm buildings, Jeffrey’s Farm**
- 69 - Land at Jeffrey’s Farm (north)**
- 971- Land at Jeffrey’s Farm (south)**

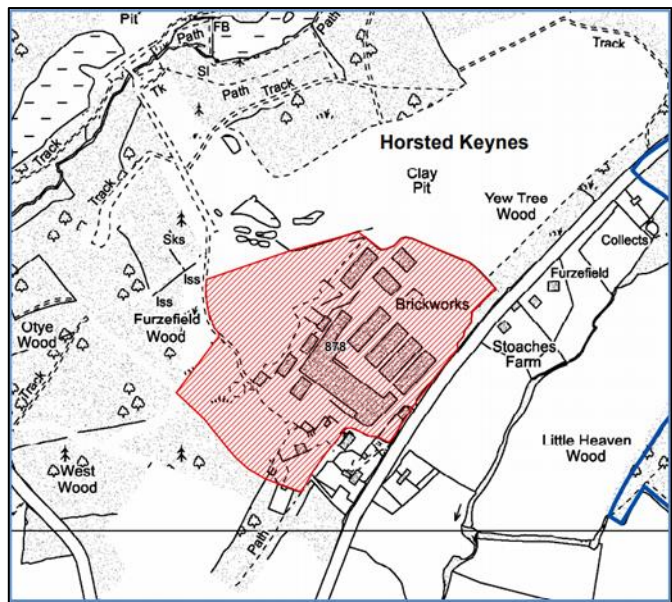
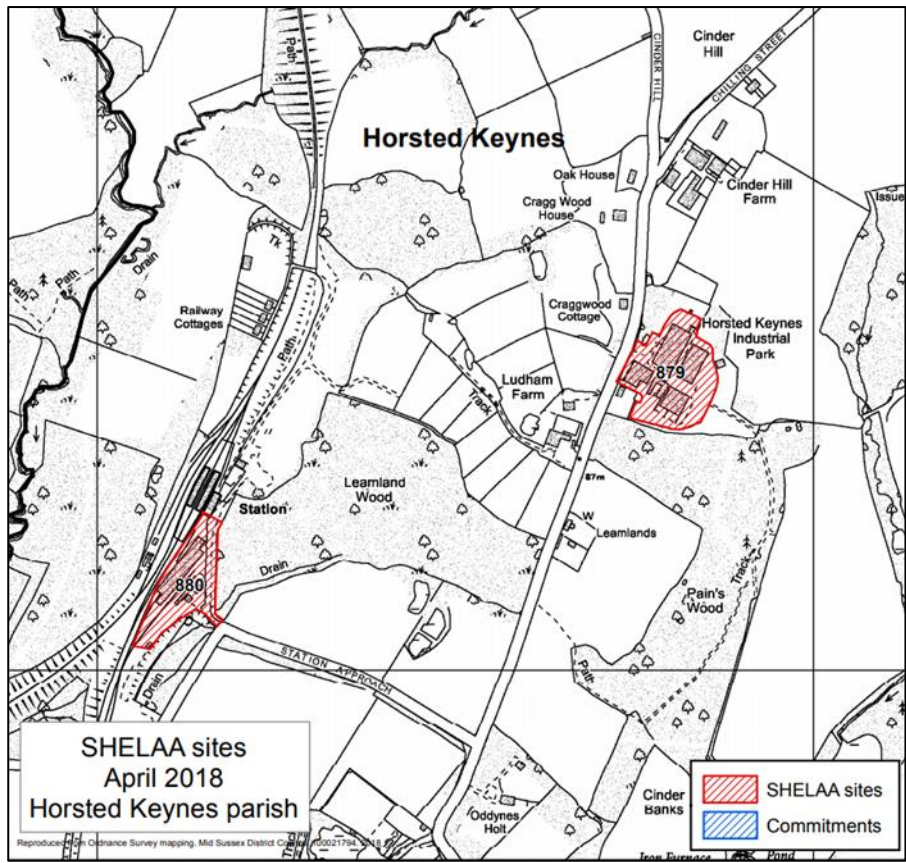
In addition, there were three other sites put forward elsewhere in the parish as follows:

- 878- Freshfield Brick Works, Freshfield Lane**
- 879- Horsted Keynes Industrial Park**
- 880 Horsted Keynes Station (Bluebell Railway)**

All three of the above sites were put forward for employment use.



Horsted Keynes NDP – Evidence Base – July 2022: Regulation 15 submission



APPENDIX C

SUMMARY OF SITE ASSESSMENT BY MSDC FOR SMALL SITE ALLOCATIONS DPD (CONSULTATION DRAFT) SEPTEMBER 2019

Settlement: Horsted Keynes

Settlement hierarchy tier: Category 3 (Medium sized village providing essential services)

Total number of SHELAA sites: 14

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
67	Castle Field, Cinder Hill Lane, Horsted Keynes	25	Not compliant with the District Plan Strategy
663	Field 1, Ludwell Grange, Keysford Lane, Horsted Keynes	27	
664	Field 2, Ludwell Grange, Keysford Lane, Horsted Keynes	15	
837	Land at Little Oddyness Farm, Waterbury Hill, Horsted Keynes	45	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
68	Farm buildings, Jeffreys Farm, Horsted Keynes	6	Difficulties achieving safe access.
69	Jeffrey's Farm Northern Fields (Ludwell Field adj Keysford and Sugar Lane)	22	Development considered likely to have a high adverse impact on the AONB.
748	The Old Rectory, Church Lane, Horsted Keynes	30	Development considered likely to have a high adverse impact on the AONB.
781	Land to the south of Robyns Barn, Birchgrove Road, Horsted Keynes	45	Development considered likely to have a high adverse impact on the AONB.
893	Land west of Church Lane, Horsted Keynes	38	Development considered likely to have a high adverse impact on the AONB.
945	Lucas Farm, Birch Grove Road, Horsted Keynes	30	Development considered likely to have a high adverse impact on the AONB.
971	Jeffrey's Farm Southern Fields	20	Development considered likely to have a high adverse impact on the AONB.

SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
216	Land at Police House Field, Birch Grove Road/Danehill Lane, Horsted Keynes	0	Now forms part of a larger site (i.e. part of Site 807 - Land south of the Old Police House, Birchgrove Road, Horsted Keynes).

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
184	Land south of St. Stephens Church, Hamsland, Horsted Keynes	30	See Appendix B for further site details
807	Land South of The Old Police House, Birchgrove Road, Horsted Keynes	25	

APPENDIX D

HORSTED KEYNES NEIGHBOURHOOD DEVELOPMENT PLAN: EVIDENCE BASE

- **Neighbourhood Planning (General) and Development Management Procedure Amendment Regulations 2017** enacted January 2018
- **Town & Country Planning (General Permitted Development)(England) Amendment Order 2018**
- **Town & Country Planning (Permitted Development, Advertisements and Compensation Amendment) Regulations 2019**
- **Town & Country Planning (General Permitted Development)(England) Amendment no.s 1,2 and 3 Order 2020**
- **National Planning Policy Framework**, DHCLG, London, February 2019 and consultation draft February 2021
- **Planning for the Future**, consultation on reform of the English Planning system, MHCLG, August 2020
- **National Planning Practice Guidance**, DHCLG London, Regular online updates
- **Housing Delivery Test Measurement Rule Book**, DHCLG London, July 2018
- **National Design Guide**, DHCLG London, October 2019
- **A Green Future: Our 25 Year Plan to Improve the Environment**: DEFRA London, January 2018
- **The Landscapes Review (the Glover report)** DEFRA, September 2019
- **Environment Bill 2019-21**
- **Coronavirus Act 2020**
- **Local Authorities and Police & Crime Panels (Flexibility of Meetings) (Coronavirus) (England & Wales) Regulations 2020**
- **Mid Sussex District Council Housing and Economic Development Needs Assessment (HEDNA) – Addendum**, MSDC, August 2016
- **Mid Sussex District Plan**, adopted, MSDC, March 2018
- **Mid Sussex Economic Development Strategy**, MSDC, April 2018
- **Mid Sussex District Council: Supplementary Planning Documents**, MSDC July 2018
 - (a) **Development Infrastructure and Contributions SPD**
 - (b) **Affordable Housing SPD**
 - (c) **Development Viability SPD**
- **Conservation Areas in Mid Sussex**, MSDC, August 2018
- **Strategic Housing Market Assessment**, MSDC, 2020
- **Mid Sussex Design Guide** adopted, MSDC, November 2020
- **Mid Sussex Local Development Scheme**, MSDC, December 2020
- **Mid Sussex Housing statement**, MSDC, December 2020
- **Mid Sussex Site Allocations Development Plan Document (DPD)**, June 2022
- **Mid Sussex District Council Planning Applications Database** MSDC Online
- **West Sussex Joint Minerals Plan** WSCC and SDNPA, July 2018
- **West Sussex guidance on parking at new developments** WSCC September 2020

- **The High Weald Area of Outstanding Natural Beauty Management Plan, 2014-2019** High Weald AONB Unit, 2014
- **High Weald AONB Management Plan 4th Edition 2019-2024**, High Weald AONB Unit, 2019
- **High Weald Design Guide for new housing development**, High Weald AONB Unit, November 2019
- **High Weald AONB Advice on Horsted Keynes SHELAA Sites** High Weald AONB Unit October 2018 with addendum published in May 2019
- **Rural community profile for Horsted Keynes**, ACRE/OCSI/AiRS, 2013
- **North West Sussex Housing Market Area – Affordable Housing Needs Model Update, for Horsham District Council, Crawley Borough Council and Mid Sussex District Council**, Chilmark Consulting, 2014
- **Horsted Keynes Local Housing Needs Survey** Action in Rural Sussex for the Horsted Keynes Community Land Trust, October 2019
- **Horsted Keynes Affordability Summary**, AiRS, 2022
- **Habitat Regulations Assessment, case 323/17, European Court of Justice**, People over Wind & Sweetman vs. Coillte Teoranta (Ireland)
- **Guidance Notes for the Reduction of Obtrusive Light:**
<https://theilp.org.uk/documents/obtrusive-light/guidance-notes-light-pollution2011.pdf>
Institute of Lighting Engineers, 2011