

# Consultation Draft District Plan – Regulation 18

## Frequently Asked Questions

### November 2022 (updated 14.11.22)

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Plan making/ Planning System.....	3
What is a District Plan? .....	3
Does the Council have a District Plan already? .....	3
Why is the District Plan being updated now? .....	3
Why is it important to have an up-to-date District Plan?.....	3
Why is MSDC preparing a Plan when the Government has indicated that it wants to review the Planning System? Why doesn't MSDC wait?.....	3
How does this Plan relate to the current District Plan and the Site Allocations DPD? .....	4
Plan Strategy .....	4
Has the strategy changed since the adopted District Plan? Why? .....	4
What is the revised strategy? How will it be enforced? .....	4
What is the 20-minute Neighbourhood principle? .....	5
Policies .....	5
Why have some policies in the adopted District Plan been revised?.....	5
How did the Council decide which polices should be revised?.....	6
Can I suggest other policy areas that should be included in the Plan? .....	6
What weight will the draft policies have? .....	6
Housing Need and Requirement.....	6
How does the Council determine how many additional homes are required? Will more housing be required?.....	6
How does this relate to the current housing requirement in the District Plan?.....	7
The Government has indicated that it may review the Standard Methodology – shouldn't the Council wait until this has been reviewed?.....	7
How does this plan relate to the recently adopted Site Allocations DPD? I thought the Site Allocations DPD was allocating sites to meet need?.....	7
Does MSDC have to take into account the unmet housing need from Crawley and the coastal authorities, particularly Brighton? .....	7
What is meant by the “five-year supply”?.....	7
Does the Council have to allocate sites for the full plan period? .....	8
What are the benefits to allocating sites compared to speculative development? .....	8
Housing Site Selection/ Housing Strategy.....	8
How will you find the extra 8,000 homes required?.....	8
How many sites were promoted for housing allocation to MSDC? .....	8
How were the proposed allocations selected? What criteria were used? .....	9

It appears as if there is an unfair distribution of houses to certain settlements, how was this determined? .....	9
Why can't Mid Sussex locate all development on brownfield sites? .....	9
Housing Site Specific Matters .....	10
DPH7 Burgess Hill Station.....	10
Environmental Issues.....	11
How is this Plan sustainable? .....	11
What level of protection is there for the AONB and other protected landscapes? .....	11
What are the proposals for Biodiversity Net Gain? .....	11
Infrastructure.....	12
There is insufficient infrastructure to be able to support this level of housing growth. Where will people go to school? Where are the GPs surgeries? .....	12
The road network will not cope. How can you guarantee that any new development will come with the necessary highway improvements? .....	12
How can the Council ensure development is supported by infrastructure? Who pays?....	12
How does the Council know what infrastructure is required to support development? .....	13
Can Town and Parish Councils, and other stakeholders, input into the Infrastructure Delivery Plan? .....	13
Neighbourhood Plans.....	13
What does this mean for our Neighbourhood Plans? Do we have to review them? .....	13
Will the District Plan Review be in conformity with our neighbourhood plan?.....	13
Will the District Plan Review supersede the policies within our neighbourhood plan?.....	13
Evidence Base.....	14
Where can I view the evidence base that supports the draft Plan? .....	14
Why is there less information than I normally see for a planning application e.g. detailed transport/ecology/heritage assessments for sites? .....	14
Will the evidence base be updated? Can I suggest/submit additional studies for the Council to consider? .....	14
How can I get involved? .....	14
When will this consultation run from and to?.....	14
Why is the consultation running for 6-weeks and not longer? .....	14
Can anybody submit comments to the consultation? .....	15
Will there be an opportunity to ask questions to planning officers? .....	15
How can I submit my comments? .....	15
What is the deadline for submitting comments?.....	15
Will late comments be accepted? .....	15
What are the next steps involved in the review? .....	15

## Plan making/ Planning System

### What is a District Plan?

The District Plan is a statutory planning document which sets out a vision for the district for at least 15 years. It includes the strategy, proposed level of development and a number of planning policies. The District Plan is the main planning document used by the Council when considering planning applications.

### Does the Council have a District Plan already?

Yes. The current District Plan (2014 – 2031) was adopted in March 2018.

### Why is the District Plan being updated now?

The Town and Country Planning (Local Planning) (England) Regulations 2012 (Legislation) require local planning authorities to review Local Plans (such as the District Plan) every five years to ensure policies remain relevant and effectively address the needs of the local community. Reviews should be completed no later than five years from the adoption date of the Plan, which in our case would be March 2023.

The adopted District Plan includes a commitment (in Policy DP4: Housing) to commence a review of the Plan in 2021. The review commenced in 2021, the revised District Plan subject to this consultation represents the first stage in updating the District Plan.

### Why is it important to have an up-to-date District Plan?

The planning system should be plan-led. An up-to-date District Plan should be in place to provide a vision for the future and address housing needs and other economic, social and environmental policies. An up-to-date plan is crucial in enabling the Council to:

- secure a minimum 5-year supply. Without which, housing policies are deemed 'out of date' and the presumption in favour of sustainable development would apply resulting in speculative unwanted development.
- maintain control of how to address housing need,
- control the location of the proposed sites for development including securing infrastructure to provide certainty to statutory providers so they know where, when and how much development is likely to be delivered,
- place full weight on its policies when determining planning applications,
- impose policy requirements on sites to secure the delivery of site-specific mitigation, infrastructure and facilities required to support housing development

### Why is MSDC preparing a Plan when the Government has indicated that it wants to review the Planning System? Why doesn't MSDC wait?

The direction from Government not to delay plan-making is clear. In March 2020 the Government set a clear deadline to have up-to-date local plans in place. This deadline is still in place.

In January 2021 Government issued a Written Ministerial Statement outlining that potential changes to the Planning System, following the Planning for the Future White Paper consultation, should not be used as a reason to delay plan-making activities.

The Levelling Up and Regeneration Bill was published in May 2022. It is unlikely that the contents of the Bill will become law until at least 2024. The Government has therefore reiterated its requirement for plan making to continue. Until the law is changed, Local Planning Authorities have to comply with all current legislation with the same sanctions if they fail to do so. It is therefore vital that plan-making continues.

### **How does this Plan relate to the current District Plan and the Site Allocations DPD?**

When adopted (anticipated in 2024), the revised District Plan will supersede the current adopted District Plan, apart from 'saved policies' which are set out in Section 18 of the Plan.

In terms of the provision of housing, all current planning permissions and allocations will be 'saved' and contribute to meeting the housing requirement in the revised District Plan. Any new allocations in the revised District Plan will 'top up' the housing supply to meet the new housing requirement (see Housing Need and Requirement below).

Housing allocations from the current District Plan, Site Allocations DPD, Small Scale Housing Site Allocation DPD and Neighbourhood Plans that have not yet being built will be 'saved' and will continue to contribute to meeting the housing requirement.

### **What is the Plan Period of the new Plan?**

The revised District Plan will cover the period from 2021 – 2039. This will ensure that the Plan lasts for at least 15 years from the date of adoption as required by National Planning Policy.

## **Plan Strategy**

### **Has the strategy changed since the adopted District Plan? Why?**

The adopted Plan focused development at the towns with proportionate growth at smaller settlements. Following a review of the sites promoted to the Council, it was deemed that this strategy cannot continue this is because :

- Towns will not be able to deliver sufficient development
- AONB settlements now have very limited potential for growth following government guidance
- Some smaller settlements do have potential for growth

### **What is the revised strategy? How will it be enforced?**

There are four strands to the revised strategy:

- Protections of designated landscapes (e.g. AONB)
- Making effective use of land (e.g. development on previously developed sites)

- Growth at existing sustainable settlements where it continues to be sustainable to do so
- Opportunities for extensions, to improve sustainability of existing settlements that are currently less sustainable

Further detail on the Plan Strategy is set out in Sections 5 and 6 of the revised District Plan.

The strategy plays a key role in determining the most suitable and sustainable sites for allocation. The strategy will guide future growth proposed within the District Plan. Sites that do not comply with the strategy will not be progressed for allocation.

### **What is the 20-minute Neighbourhood principle?**

The Town and County Planning Association (TCPA) has produced a ‘Guide to 20-minute Neighbourhoods’ (March 2021) which provides guidance and information on the features which make up a 20-minute neighbourhood and how to successfully implement in existing places and when planning new large-scale developments.



The concept is not new and has been implemented in diverse places across the world and provides the framework to support a holistic and transformational approach to place-making, with significant potential to improve people’s health and wellbeing. Research has shown that 20 minutes is the maximum time that people are willing to walk to meet their daily needs.

The 20-minute neighbourhood is about creating attractive, interesting, safe, inclusive, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home to services and destinations they need to support their day to day lives; these include shopping, school, green spaces and more. One of the core principles is to ensure places are accessible by everyone on foot, wheeling, by cycle, by public transport and without having to use a car.

## **Policies**

### **Why have some policies in the adopted District Plan been revised?**

In undertaking the review of the adopted District Plan policies, some policies needed to be updated to ensure they reflect changes in national policy or updated evidence. However, not all policies need updating and remain up to date. Chapter 7 of the revised District Plan outlines the review process and status of the policies.

### **How did the Council decide which policies should be revised?**

The Council undertook a scoping exercise that determined which, if any, policies needed to be updated.

National policy and guidance set out the considerations and process of reviewing Local Plans. These considerations include:

- Changing circumstances affecting the area, such as changes in housing, employment or other needs;
- Relevant changes in national policy;
- Whether the authority has a 5-year supply of deliverable housing sites;
- Success of policies against indicators as set out in the Authority Monitoring Report;
- Plan-making by other authorities, such as whether they can meet their housing need;
- Any new social, environmental and economic priorities that may have arisen.

Each policy in the adopted District Plan was considered in turn and given a judgement of no update, minor update or major update required.

Typically, if national policy had introduced new requirements/ standards and/ or updated evidence around levels of need was required (e.g. housing, retail etc) then a major update was required. Minor updates were required to provide clarity to policies. The conclusions of the scoping exercise can be viewed on the Council's [District Plan Review](#) webpage and in Appendix 1 of the revised District Plan.

The consultation provides an opportunity for stakeholders to comment on the review status of each policy who may suggest (with evidence) that policies concluded as requiring 'no update' should be updated.

### **Can I suggest other policy areas that should be included in the Plan?**

Yes. If you think that there are gaps in the policy areas in the revised District Plan, then please highlight these during the Regulation 18 consultation so that we can consider them.

### **What weight will the draft policies have?**

At this early stage, the draft policies have no weight. As the revised District Plan progresses through the plan-making process, some weight may be attributed to them – this is in accordance with National Policy. The District Plan will only have full weight once it has been adopted by the Council.

## **Housing Need and Requirement**

### **How does the Council determine how many additional homes are required? Will more housing be required?**

Housing need is determined by the Standard Methodology for Housing Need formula, which is Government policy. This identifies an annual housing need of 1,119 dwellings for Mid Sussex.

As the plan covers the period 2021-2039 (18 years), this equates to a total housing need of 20,142 dwellings.

The District Council has already planned for 11,973 of these. This includes allocations in the current District Plan, Site Allocations DPD, Neighbourhood Plans and planning permissions.

Therefore, to meet Mid Sussex housing need, an additional 8,169 dwellings need to be allocated in the revised District Plan.

### **How does this relate to the current housing requirement in the District Plan?**

The adopted District Plan has a housing requirement of 876 dwellings per annum until 2023/24 and then 1,090 from 2024/25 to 2030/31. The housing requirement for Mid Sussex set by the Standard Method has therefore increased since the District Plan was adopted.

### **The Government has indicated that it may review the Standard Methodology – shouldn't the Council wait until this has been reviewed?**

There is no confirmation on proposed changes to the Standard Methodology or any timeframe for implementing an alternative approach. The revised District Plan will therefore be examined against current national policy.

The Government is clear that plan-making should continue and not be delayed due to any forthcoming changes to the planning system.

### **How does this plan relate to the recently adopted Site Allocations DPD? I thought the Site Allocations DPD was allocating sites to meet need?**

The Site Allocations DPD allocates sufficient sites to meet the housing requirement in the adopted District Plan (up to 2031). Effectively it is topping up the number of sites already allocated in the adopted District Plan.

All sites within the Site Allocations DPD count towards meeting the overall requirement.

### **Does MSDC have to take into account the unmet housing need from Crawley and the coastal authorities, particularly Brighton?**

Yes, legislation requires us to work with neighbouring authorities so that unmet need is accommodated, where it is practical and consistent with sustainable development. Decisions regarding the extent that Mid Sussex can contribute towards meeting unmet need from our neighbouring councils will be evidence based.

### **What is meant by the "five-year supply"?**

The five-year supply refers to the need to demonstrate a specific minimum amount of housing that will be delivered within the next five years. The amount of housing is calculated against the adopted housing requirement figure, or the identified housing need figure when a District Plan is out of date (i.e. more than five years old). The requirement to have a five-year supply of housing is set out in national planning policy.

If the Council cannot demonstrate it has a five-year housing land supply, the presumption in favour of development applies resulting in speculative, unplanned development.

At present the Council can demonstrate a five-year housing land supply however given the increase in housing need it is vital to keep this 'topped up' to reduce the risk of speculative development occurring.

### **Does the Council have to allocate sites for the full plan period?**

National Policy requires Local Plans to identify a supply of specific deliverable sites for years 1-5 of the plan; specific, developable sites or broad locations for growth for years 6-10 and, where possible, 11-15 of the plan.

Given the extent of sites promoted to this Council and the outcome of the assessment of their suitability, availability and deliverability in accordance with the site selection methodology, and with the inclusion of a windfall allowance, the Council is able to allocate sufficient developable sites for the full plan period. This allows the Council to provide certainty to the local community on future growth locations, but also to infrastructure providers who need to plan for growth.

### **What are the benefits to allocating sites compared to speculative development?**

Allocating sites enables the Council and stakeholders to properly plan for growth over the plan period which will run until 2039. This means we can identify and secure the infrastructure necessary to support the development and the accompanying demands on local services and facilities. Allocating housing enables the Council to outline specific needs from the outset so that developers properly design any requirements into the development creating a higher quality scheme.

In addition, allocations can provide some understanding and certainty to local communities on the level and type of change that is to occur, as well as offering the opportunity to input into the allocation through the early plan-making process.

## **Housing Site Selection/ Housing Strategy**

### **How will you find the extra 8,000 homes required?**

The Council has published a Strategic Housing and Employment Land Availability Assessment (SHELAA) – this is available to view at <https://www.midsussex.gov.uk/planning-building/strategic-housing-and-economic-land-availability-assessment> This documents the sites that have been promoted to the Council for consideration.

These sites are then assessed against a Site Selection Methodology to determine the most suitable sites for allocation. This is available to view in the online evidence library <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/district-plan-2021-2039-evidence-base/>

Site Selection is an evidence based process that helps the Council determine the extent to which it can meet its housing need, or the extent it can contribute to unmet needs from our neighbours.

The revised District Plan includes an allowance for housing that will come forward on previously developed sites, within existing towns and villages.

### **How many sites were promoted for housing allocation to MSDC?**



A total of 260 sites, totalling over 30,000 dwellings, were submitted to the Council for consideration.

### **How were the proposed allocations selected? What criteria were used?**

A Site Selection Methodology has been prepared and used to assess each site. There are 14 criteria, covering Environmental constraints, Developability considerations and Accessibility Factors.

The Site Selection Conclusions paper documents each of the site's performance against the criteria. It draws conclusions on the most suitable sites for allocation, and reasons for rejecting sites.

The Site Selection papers published on the Council web site

<https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/district-plan-2021-2039-evidence-base/>

### **It appears as if there is an unfair distribution of houses to certain settlements, how was this determined?**

The selection of sites is based on the availability of sites and how sites perform against the 14 site assessment criteria.

It is important to remember that this version of the District Plan is 'topping up' housing supply, so previous allocations (known as commitments) must be also considered. Table 1a and Table 1b in the revised District Plan show the distribution of sites, noting that it is the towns and larger villages that represent the most sustainable location for growth due to their facilities and services.

### **Why can't Mid Sussex locate all development on brownfield sites?**

Mid Sussex is made up of three towns and a number of smaller villages. It does not have large areas of former industrial land or large areas of old housing estates that are viable for regeneration. It does not have a pool of brownfield land that can be re-developed for housing.

The revised District Plan includes an allowance for housing that will come forward on previously developed sites. An Urban Capacity Study has reviewed the development potential of our urban areas to fully explore opportunities for development. This work has informed the allowance included in the Plan. This is available to view in the online evidence library <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/district-plan-2021-2039-evidence-base/>

The viability of development on brownfield sites is also an important consideration. The cost of developing brownfield sites is higher than on greenfield sites. Very often development on brownfield sites is not viable if they are also providing full contributions towards infrastructure and affordable housing. In many cases it is the on-site affordable housing that is not viable on brownfield sites.

## Housing Site Specific Matters

### DPH7 Burgess Hill Station

#### What is the history to this allocation?

Burgess Hill Station was originally allocated in the 2004 Local Plan for a mixed-use scheme.

The Burgess Hill Neighbourhood Plan has identified a wider area, including the car park and playground, for mixed use redevelopment.

Through the redevelopment, the Neighbourhood Plan wanted to secure the following benefits for Burgess Hill:

- A modern efficient transport interchange for busses/taxis and drop-off/pick up facilities;
- Improved facilities, accessibility and public realm around the station;
- The redevelopment of Queens crescent car park to include residential units, retail/employment/hotel;
- Improved parking facilities, for cars and cycle parking; and
- Improvements to the Queens Crescent open space.

The area identified in the Neighbourhood Plan could deliver additional homes, assumed to be 150 units.

However, proposals for regeneration at Burgess Hill Station have not progressed, with viability the key barrier. Inclusion of the allotments will improve viability of the site as an additional 150 homes could be delivered.

The inclusion of the allotments would therefore ensure that a key brownfield site which has been stuck could be delivered. Thereby also delivering the benefits identified in the neighbourhood plan.

#### What would happen if this site were to be taken out of Plan?

The District Council will need to find an alternative site for housing – not just the 150 on the allotments but also 150 on the station site as this is not deliverable without the inclusion of the allotments.

The Council commissioned consultants Troy to review brownfield sites to see what brownfield sites were available. There are no other sites in our towns which could deliver 300 units. Therefore, further greenfield sites will have to be allocated to replace the station site if it was not included in the revised District Plan.

#### Who owns the allotments?

The allotments at Burgess Hill Station are owned by Network Rail (NR). They are not statutory and therefore are not protected by legislation. The allotments are leased to Burgess Hill Town Council on an annual basis. NR could terminate the lease at any time and would not need to re-provide them.

Although there is a clear Policy regarding allotments in the Neighbourhood Plan this would only come into effect if NR applied to change the use of the land.

However, if DPH7 is adopted this will place a requirement on any developer to re-provide the lost allotments at an equivalent or better provision.

**There is a long waiting list for allotments, how can the loss be justified?**

The Council is undertaking a study which will assess existing demand, current usage, and future demand for allotments within Burgess Hill.

The policy requires re-provision of allotments, there will be no net loss of allotments.

**A lot of time has been invested in the plots, improving soil etc. This has all been wasted**

In line with proposed Policy DPI 5, the re-located allotments will be provided at an equivalent or better provision in terms of quantity and quality in a sustainable location.

Any relocation would be done in consultation with allotment holders and the Town Council and would be timed to minimise disruption during the growing season.

**What would be provided on any replacement allotment site**

Any replacement allotment site would be laid out with plots, paths, water infrastructure, fencing, parking and a community area. Existing allotment holders would be offered a package to enable them to operate on the new site

**Environmental Issues**

**How is this Plan sustainable?**

The policies in the Plan have been subjected to a Sustainability Appraisal, which is a document that the Council is legally obliged to produce.

The Sustainability Appraisal sets out environmental, economic and social objectives and considers how the policies of the Plan perform against these. This ensures that the Plan overall contributes towards sustainable development.

The revised District Plan also sets out a number of policies that support sustainable development. These are set out in the Sustainability section. In addition, the overall strategy is based on the principle of sustainable development (including the 20-minute neighbourhood principle) and housing site policies include requirements related to this.

**What level of protection is there for the AONB and other protected landscapes?**

National planning policy and guidance is clear that AONBs and National Parks have the highest status of protection. As such, the revised District Plan places great importance on protecting the High Weald AONB such as through Policy DPC4. This approach is also in line with national policy which makes clear that the scale and extent of development in protected landscapes should be limited.

**What are the proposals for Biodiversity Net Gain?**

The requirement for mandatory biodiversity net gain was introduced by the Environment Act 2021 although it is not yet in force. The revised District Plan includes a policy on biodiversity net gain which sets out how developments should meet the requirements as they are currently known.

Biodiversity net gain seeks to deliver measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be delivered on-site, off-site or through a combination of on-site and off-site measures, however, the implementation of biodiversity net gain should align with the local objectives and priorities for biodiversity improvements and nature recovery.

## Infrastructure

### **There is insufficient infrastructure to be able to support this level of housing growth. Where will people go to school? Where are the GPs surgeries?**

The Council is engaging with key infrastructure providers to understand what and where services and facilities will be needed to support the level of growth identified in the revised District Plan. Where there is insufficient capacity to support the identified growth, sites will need to contribute to new provision. This new provision will be delivered either onsite, as part of the site's development, or offsite, potentially as improvements to an existing facility. The Council collects contributions towards infrastructure from developers.

The outcomes of discussions between the Council, infrastructure providers and site promoters to date are reflected in the draft Infrastructure Delivery Plan (IDP) and infrastructure requirements set out in each of the housing site allocations in the revised District Plan.

### **The road network will not cope. How can you guarantee that any new development will come with the necessary highway improvements?**

Congestion on the local transport network is a significant local issue and increases in the number of homes and jobs could make it worse.

The Council is undertaking detailed transport modelling to understand the impacts that the housing and employment growth will have on our roads. When the potential impacts have been identified, assessment of the necessary improvements to roads and transport will be carried out to ensure the current situation is not made worse.

As well as providing road upgrades, if needed, the revised District Plan expects that new development is designed to minimise the need to travel and to promote non-car methods of transport in the first instance, including improving and creating walking and cycling routes.

### **How can the Council ensure development is supported by infrastructure? Who pays?**

The Council works closely with infrastructure providers such as the County Council, water and utility companies to ensure that they are kept informed of future development. This enables them to account for additional growth in Mid Sussex when formulating their own investment plans and programmes.

Developers make financial contributions to infrastructure costs in accordance with the tariffs set in the Development and Infrastructure SPD and those set by WSCC.

## **How does the Council know what infrastructure is required to support development?**

The Council is engaging with key infrastructure providers to understand what and where services and facilities will be needed to support the level of growth identified in the revised District Plan. This information feeds into the Infrastructure Delivery Plan (IDP) which is available to view on the Council's [District Plan 2021 – 2039 Evidence Base](#) webpage.

The IDP identifies what and where infrastructure is needed, as well as timescales for delivery and how it will be funded. The IDP is currently in draft format. As the revised District Plan progresses and there is greater certainty on the housing sites, including yield and when it will come forward, the infrastructure providers will provide more detailed requirements.

The outcomes of discussions between the Council, infrastructure providers and site proponents to date are reflected in the draft IDP and infrastructure requirements set out in each of the housing site allocations within the revised District Plan.

## **Can Town and Parish Councils, and other stakeholders, input into the Infrastructure Delivery Plan?**

Yes. The Infrastructure Delivery Plan is available to view on the Council's website and comments on it can be submitted as part of the Regulation 18 consultation. The IDP is considered a 'living document' and will be updated as the revised District Plan progresses. The Council will continue to have discussions with key stakeholders to ensure the IDP is up to date.

## **Neighbourhood Plans**

### **What does this mean for our Neighbourhood Plans? Do we have to review them?**

Unlike local plans, there is no requirement to review or update a neighbourhood plan.

A neighbourhood plan must set out the period for which it is to have effect. Neighbourhood plan policies remain in force until the plan policy is replaced.

However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan,

### **Will the District Plan Review be in conformity with our neighbourhood plan?**

There is no requirement for the District Plan Review to be in conformity with neighbourhood Plans. The District Plan is required to meet housing, employment and other social needs in full and it is not possible to do this without allocating land for development in areas with adopted Neighbourhood Plans.

### **Will the District Plan Review supersede the policies within our neighbourhood plan?**

If there is a policy conflict between the District Plan and a Neighbourhood Plan it is the most recently adopted Plan i.e. the revised District Plan that will take precedence. The NPPF provides clear guidance on this.

## **Evidence Base**

### **Where can I view the evidence base that supports the draft Plan?**

The studies which form the Evidence Base can be found on the Council's [District Plan 2021 – 2039 Evidence Base](#) webpage.

### **Why is there less information than I normally see for a planning application e.g. detailed transport/ecology/heritage assessments for sites?**

In accordance with National Policy, the evidence required to support a site allocation is less than that required to support a planning application. This is because an allocation simply determines that the principle of development is accepted and sets out a policy framework for any future application to be determined against. Applicants will need to provide detailed technical information at planning application stage.

However, a number of site promoters have presented some of this information up-front to support an allocation – even though this is not a requirement. The number and detail of studies undertaken to date is likely to vary depending on the size of the site and how far advanced it is in its promotion. The larger the site the greater complexity and potential impact it may have; it is therefore necessary to understand these potential impacts as early as possible. If the Council has any concerns regarding the deliverability of a site, the site proponent will be expected to undertake the necessary work to address these concerns.

Where supporting technical studies have been submitted these are available to view on the Council's [District Plan 2021 – 2039 Evidence Base](#) webpage. Note that in publishing these, the Council does not necessarily agree with all the findings.

### **Will the evidence base be updated? Can I suggest/submit additional studies for the Council to consider?**

Elements of the evidence base (e.g. transport, infrastructure delivery plan) may be updated as further supporting work is undertaken by site proponents, the Council and key stakeholders. Some evidence may need to be updated or carried out in response to the comments received from the consultation. Participants to the consultation are welcome to suggest/ submit additional studies in their comments.

## **How can I get involved?**

### **When will this consultation run from and to?**

The initial stage of the District Plan review requires a period of Consultation (Regulation 18). The first planned consultation period will run from 7<sup>th</sup> November 2022 to 23:59 19<sup>th</sup> December 2022.

### **Why is the consultation running for 6-weeks and not longer?**

The legal requirement is for consultations to run for at least six weeks, and this is a standard length of time for consultations the Council has held in the past.

## **Can anybody submit comments to the consultation?**

Yes, and the consultation will be widely advertised via the following methods:

- Press Release
- Social Media activity
- Documentation available on the Council website, including an on-line response form and interactive map
- Letters or emails to specific consultation bodies and to others listed in the Community involvement plan
- Emails to those subscribed to the planning policy email alert service

## **Will there be an opportunity to ask questions to planning officers?**

A series of exhibitions/drop-in sessions are being arranged across the district so that interested parties can view the plans and speak directly to planning officers. The dates and venues for these is being confirmed and will be publicised in due course.

Alternatively, if you have further questions during the consultation, you can contact any of the Planning Policy Team by email [planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk) or by phone on 01444 477053.

## **How can I submit my comments?**

Comments can be submitted via the following methods:

- Online via: [District Plan Review - Mid Sussex District Council](#)
  - For online representations, the Council is using consultation software called Inovem; this is our preferred method for comments to be submitted. To submit comments, you will need to register. Once registered you will be able to make comments on the different sections and policies within the District Plan, as well as on other documents. This method will also allow you to save and return to comments at your convenience before submitting and to sign up for future alerts and updates.
- By e-mail to: [policyconsultation@midsussex.gov.uk](mailto:policyconsultation@midsussex.gov.uk)
- By post to: Planning Policy, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

## **What is the deadline for submitting comments?**

The deadline for submitting comments is 23:59 Monday 19<sup>th</sup> December 2022.

## **Will late comments be accepted?**

Late comments will only be accepted if agreed ahead with the Council and at the Council's discretion.

## **What are the next steps involved in the review?**

The next steps are as follows:

- Stage 1 consultation on the revised plan (2021-2039) will run from 7<sup>th</sup> November to 23:59 19<sup>th</sup> December 2022

- The Council review the consultation responses and decide on any amendments required – Winter 2022/Spring 2023
- Publish final Plan for consultation Summer 2023
- Submit to Planning Inspectorate for examination in Autumn 2023
- Subject to the Planning Inspector's Examination and the Council's approval - Adoption 2024