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# Planning Statement

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## Land to the East of Ansty – Proposed delivery of a new Garden Community

Prepared for:

Fairfax Acquisitions Limited and The Norris Family

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## 1. Executive Summary

- 1.1. This Planning Statement supports the outline planning application for the development of Land to the East of Ansty, located in Mid Sussex.
- 1.2. The proposed development is for a residential led mixed use development comprising up to 1,450 dwellings, 90 residential care units, a new primary school, a new SEND school, a local centre, sports facilities (including all weather hockey pitches and tennis centre), community facilities, health hub, allotments, and public open space. As part of the proposals, a Parkland Reserve will also be delivered, however this is subject to a separate application that will be linked to this application via legal agreement (or planning condition) ensuring that one will not come forward without the other.
- 1.3. Mid Sussex is a heavily constrained District, with approximately 50% of the District classified as being in the High Weald Area of Outstanding Natural Beauty (AONB), and further constraints provided by the South Downs National Park and Ashdown Forest 7km zone of influence. These designations place constraints on where development can reasonably be delivered, and provides challenges in delivering the quantum of housing that Mid Sussex requires.
- 1.4. The proposed development is situated in a sustainable location adjacent to an existing settlement that is located outside of the AONB. The proposals are based on the 20 minute neighbourhood principles that seek to deliver complete, compact and well-connected communities. The delivery of a primary school, SEND school, commercial space, allotments, sports facilities, health hub and open green space will ensure that both the residents of the new development and the existing residents of Ansty will not be required to regularly embark on car journeys for everyday essentials. It is readily accessible via sustainable transport modes (such as Haywards Heath train station), and for those residents that do need to use the private car, the site is well located with regard to the arterial road network, with the site connecting to the A272 and being less than 3km from the A23/M23.
- 1.5. This site was subject to a draft allocation in the original version of the Draft Regulation 18 Local Plan which was first considered by the Overview and Scrutiny Committee in January 2022 and as such was supported by planning policy officers as a technically suitable location for strategic development proposals. This comparatively positive assessment remains in the Sustainability Appraisal which accompanied the final regulation 18 draft plan which was published or public consultation in November 2022. The only reason this site was removed from the final Regulation 18 draft local plan was due to alleged severe highways impacts on four junctions off site. Detailed assessment and design work has been undertaken on these junctions in conjunction with West Sussex CC highways officers, and this has concluded that any impacts are far from severe and can be appropriately mitigated, as such these highways objections are unfounded.

- 1.6. Detailed analysis has been conducted by a team of technical consultants to establish the suitability of the site and guide the formation of the proposals to ensure that any impacts are appropriately mitigated. This includes detailed highways, drainage, arboricultural, ecology, heritage and landscape work. Additionally an Environmental Impact Assessment has been undertaken to fully consider the sites environmental impacts. As a result of all the work undertaken, the proposals have been shown to be in accordance with existing relevant guidelines, and where necessary, able to deliver the required mitigation to ensure that any resulting impacts are appropriately addressed and meet the required standards.
- 1.7. As the site is currently a combination of public rights of way, an access track to dwellings, fields, trees and a stream, the proposals will result in some visual impact and a change to the landscape character in this location. The proposals have been deliberately prepared and designed in a manner that minimises the impacts.
- 1.8. It is acknowledged that the proposals are contrary to the adopted local development plan. However the adopted plan does not adequately provide for the currently calculated need of housing provision in the district. A recent appeal decision for a site in Albourne concluded that Mid Sussex are just able to demonstrate a 5 year housing land supply, but this is a very marginal supply position (5.04 years) and whilst this means that the 'positive presumption' is not technically applicable at the current time the housing supply position is fluid and there remains an overarching need to significantly boost the supply of housing in the district. Housing targets are minimum figures not maximums and national planning policy still requires local authorities to significantly boost the supply of housing. Furthermore there is significant unmet housing need from Crawley, some 7,050 homes, which needs to be addressed and currently the emerging Mid Sussex Local Plan does not look to provide for any of this unmet need.
- 1.9. Coupled to this there is the material consideration of the delivery of affordable housing and specifically the persistent under delivery of affordable housing in Mid Sussex. These proposals will deliver 30% affordable housing on site (435 dwellings) and in doing so help to meet a significant proportion of current affordable housing need. As at 31<sup>st</sup> March 2022 there were 1,993 households waiting for affordable housing listed on the council's housing register. In short there is an urgent need for more affordable housing to be delivered in the district and a clear trend of under delivery over the last 15 years.
- 1.10. The other benefits, and public benefits, of the scheme also need to be factored into a planning balance and these are very compelling. They include the provision of new schools, sports facilities, local services and housing; along with the economic benefits that will be delivered through increased Council tax income, job creation and local expenditure; as well as the delivery of 20% Biodiversity Net Gain and the securing of public open space in the AONB through the provision of the accompanying Parkland Reserve, outweigh the harms.

## 2. Introduction

2.1. This Planning Statement supports the submission of an Outline Planning Application in relation to Land East of Ansty, near Haywards Heath, West Sussex, submitted to Mid Sussex District Council (MSDC) on behalf of Fairfax Acquisitions and the Norris Family.

2.2. The application is for the following:

*Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping*

2.3. This submission is made following pre-application advice received from MSDC Officers on 10 October 2023, which has assisted and helped to inform the design and layout of the scheme. In addition Fairfax have consulted with nearby residents through a public consultation process, with events held on the 20<sup>th</sup> and 23<sup>rd</sup> September at Ansty Village Hall. Further details are available in the accompanying Statement of Community Involvement (SCI).

2.4. This planning statement should be read in conjunction with the comprehensive suite of plans and technical documents, including a full Environmental Statement, which have been submitted. A schedule of all the submitted plans and technical documents can be found in the cover letter accompanying this application.

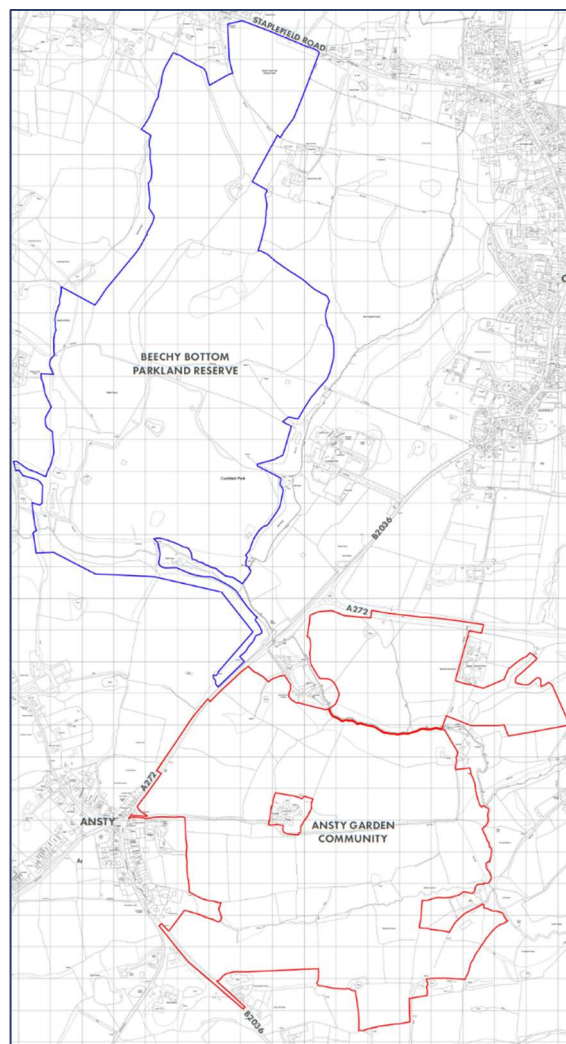
### Structure of the Planning Statement

2.5. This section has provided an introduction to the application. The structure of the remainder of this Planning Statement is as follows:

- A description of the site and surroundings (Section 3)
- Overview of the site's planning history (Section 4)
- Detail of the pre-application advice and Public Engagement undertaken (Section 5)
- Outline of the proposed development (Section 6)
- An overview of the relevant planning policies and guidance (Section 7)
- Planning Considerations (Section 8)
- Planning Balance (Section 9)
- Conclusion (Section 10)
- Appendices

### 3. Site and Surroundings

- 3.1. The site is located to the east of Ansty village, a small village which is classified as a tier 4 settlement in the current settlement hierarchy. The Site as a whole is approximately 202ha, of which approximately 99ha would be utilised for development and 103ha utilised as a Parkland Reserve. The Parkland Reserve is subject to a separate change of use planning application. In terms of broad geographic location, the site is located to the west of Haywards Heath, south and west of Cuckfield, north of Burgess Hill, and directly adjacent to the eastern edge of the settlement of Ansty. The A23 lies approximately 3km (1.9 miles) to the west of the site, and Haywards Heath train station lies approximately 3.2km (2 miles) to the east of the site.
- 3.2. The Site would be brought forward in conjunction with the proposed development of an 103ha Parkland Reserve. This is shown in blue on the plan extract below. The red part of the site is where the new garden community is proposed, and this falls outside of the High Weald AONB.



### Garden Community Site

- 3.3. The new garden community is proposed south of the A272, and adjacent to the existing settlement of Ansty. It is bounded to the north and north west by the A272, to the west and southwest by a combination of the settlement of Ansty and the B2036, and to the south and east by open countryside, with mature trees and hedgerows demarcating the site boundary. The site currently comprises mainly agricultural fields with some areas of woodland. A Public Right of Way runs east-west centrally across the site (footpath 62CR) which connects to further Public Rights of Way that run along the eastern boundary of the site and provide connections to the north, east and south (namely 65CR, 69CR, 103CR and 8bCU).
- 3.4. The topography gently undulates across the site, with the central belts of mature woodland containing more pronounced gradient which falls towards the small streams that run across the site. The site is predominantly classified as being in Flood Zone 1, with the lowest risk of fluvial flooding, however there are small areas of Flood Zone 2 alongside the streams located within the site. No development is proposed within the areas of Flood Zone 2.
- 3.5. The site does not lie within or adjacent to a Conservation Area, and does not contain any listed buildings. A number of listed buildings are located in close proximity to the site, most notably The Place (or Old Place), located outside of the site boundary but centrally in the context of the site, Mackerell Cottage, located just beyond the eastern boundary of the site, and Highbridge Mill, located on the north western edge. The site does contain two parcels of ancient woodland.
- 3.6. In terms of neighbouring uses, there is existing low-density residential development to the west, and a water treatment works immediately adjacent to the north-eastern boundary, accessed directly from the A272 (Cuckfield bypass).
- 3.7. The site is outside of the High Weald AONB, outside of the 7km impact zone of the Ashdown Forest, and outside of the South Downs National Park.

## 4. Planning History

- 4.1. The site has not been subject to any recent, relevant planning applications.

## 5. Pre-Application Feedback and Public Engagement

- 5.1. This submission is made following a pre-application meeting with MSDC Officers on 10 October 2023, which has assisted and helped to inform the design and layout of the scheme. In addition Fairfax have consulted with nearby residents through a public consultation process, with in-person events held on the 20th and 23<sup>rd</sup> September at Ansty Village Hall, and engaged with Design South East (DSE) through their Design Review Panel (DRP) process. Further details of the public consultation are available in the accompanying Statement of Community Involvement (SCI).
- 5.2. Overall consultation regarding the site proposals has been held with a number of different parties, including MSDC Planning Policy and Development Management Officers, Design South East, WSCC Highways and through the comprehensive Public Consultation process.

### **Informal Advice**

- 5.3. The site has previously been promoted to MSDC as a potential draft allocation in the emerging Local Plan. An initial draft Regulation 18 Plan and Officer Report was presented to the Mid Sussex District Council Scrutiny Committee for Housing, Planning and Economic Growth on 19 January 2022. This version of the plan included a draft site allocation for the site. However the Regulation 18 Plan presented to the same committee and approved for Public Consultation in 18 October 2022 had removed the proposed site allocation.
- 5.4. The basis of the removal is understood to be highways impacts. As is addressed in greater depth later in this statement and in the supporting technical reports this perceived concern is unfounded.

### **MSDC Pre-application advice**

- 5.5. A pre-application meeting was held with MSDC Officers on 10<sup>th</sup> October 2023. At the meeting, the site's design, layout, traffic impact, and numerous other technical matters were discussed.
- 5.6. The advice received identified that MSDC currently have a 5 year housing land supply in place (as recently shown at appeal (APP/D3830/W/23/3319542) where MSDC successfully defended its position of having a 5.04 year housing land supply). Given that position, and the current work ongoing to prepare a new Local Plan, Officers identified that any submission of an application at this time would likely be refused.
- 5.7. Notwithstanding that position, officers provided comment on the approach to the development, and confirmed that in their view the development would be EIA development and require an Environmental Statement. It was clarified to officers that the Parkland Reserve and the Garden Community aspects of the proposals would be two separate applications, as one would be a change of use in the AONB, and one would be development outside of the AONB. They would be linked through the legal agreement, and that would mean that one would not come forward without the other. Officers were accepting of that approach.

- 5.8. With the site layout and design, officers identified that connections to off-site transport network would need to be carefully considered. The analysis undertaken for vehicles and the highways impact was assessed, but aspects such as bridleways connecting to footpaths needed to be more closely examined as, for example, cyclists needing to utilise a footpath would not be acceptable. Provision of a car club and mobility hub to encourage reduced private vehicle use was recognised as being positive.
- 5.9. Officers also raised queries regarding the appropriateness of building heights and proposed densities, and identified that they would wish to see detail as to how public access to the ancient woodland will be managed. Officers also commented on open space and Biodiversity Net Gain, as they would wish to understand how it is being balanced up within the development site so the open space provided on site is useable.

### **Public consultation**

- 5.10. Prior to submitting this planning application, the applicant sought to engage with the local community to discuss and seek input on the proposals. A website and virtual public consultation were held, along with two in-person drop-in events at Ansty Village Hall on 20<sup>th</sup> September 2023 (4:30pm - 7:30pm) and 23<sup>rd</sup> September 2023 (10am - 2pm). An invitation letter was sent to 2,045 residential addresses and 106 businesses.
- 5.11. 176 individuals attended the public exhibitions and the website was viewed 484 times. Comments were received from 188 respondents – 108 online feedback forms, 71 physical feedback forms, seven emails and two telephone calls. The comments received focussed on concerns over impacts to the existing local infrastructure (primarily the local road network, but also impacts on the local doctors surgery, the water supply and sewerage network, the electricity network, and the need for more secondary school places); perceived destruction of ancient woodland; the lack of need for the development; the proposed homes being unaffordable, unwanted, and should be delivered in another location; and that the proposals would result in the merging of villages (Ansty and Cuckfield).
- 5.12. The comments received both in writing and verbally at the public consultation have been considered and where appropriate the proposals have been amended to address the concerns raised. The approach to the public consultation process and the comments received are addressed in full in the accompanying Statement of Community Involvement.

### **West Sussex County Council Highways**

- 5.13. A formal pre-application enquiry with WSCC Highways was held in June 2023 with a written response received on 7<sup>th</sup> July 2023. Ardent Engineers acted on behalf of the applicant for all highways matters. This meeting sought to review and refine the high level strategic modelling used in the assessment of the site at the pre Regulation 18 stage, discuss appropriate mitigation strategies, and appropriate movement strategies with regard to the provision of new access points into the site.

- 5.14. WSCC Highways written response offered a number of comments and clarifications. Of the key items discussed, it stated that the approach being used by Ardent in their analysis was appropriate. The proposed roundabouts connecting the site with the highways network would be suitable in principle, subject to further technical detail being provided. A tiger/parallel crossing of the A272 would not be considered appropriate, however a push button crossing would be considered more appropriate

### Design Review Panel

- 5.15. A meeting with the Design South East (DSE) Design Review Panel (DRP) was held on 18 August 2023. This meeting included a morning site visit, as well as a detailed presentation to the panel.
- 5.16. The DRP made a number of comments and recommendations, focussing on how to best encourage active travel and minimise car use, healthy placemaking, and the thought behind the layout of the site, with particular interest on the local centre. Notably the DRP report acknowledged the great opportunity presented by this site, stating:

*“...this is a beautiful site that creates an opportunity for a truly special scheme, and we are pleased to engage with the applicant team at this early stage of the design process.”*

The DRP also notes that, *“the scheme delivers a gift to the area by way of open, accessible green space and improved biodiversity, and the applicant has demonstrated careful analysis of the landscape character and a thorough understanding of the site capacity.”*

### Changes to the proposals

- 5.17. Following on from the pre-application advice received, a number of changes have been made to the proposals. Changes to the design have emanated from the feedback given and the further technical work undertaken, and included.
- Refinements to the roundabouts and pedestrian links at the new site entrances
  - Bridge widths have been reviewed and minimised where possible
  - Design refined to be more inclusive, taking guidance from guides on inclusive design, including 'Make Space for Girls'
  - Inclusion of and fuller explanation of healthy placemaking elements within the scheme
  - Additional contextual analysis undertaken on local green spaces
  - The name change of the central open space from 'Village Green' to 'Ansty Common',
  - Further contextual analysis undertaken on local streets
  - Addition of flexible land use within the Land Use Parameter Plan
  - Extended pedestrian and cycle connectivity plan provided, with further detail provided on pedestrian and cycle routes through the scheme
  - Further detail provided on tree loss and long-term tree strategy
  - Additional information provided on the opportunity for proactive landscapes within the scheme
  - Further information included regarding aspirations for the mobility hub and mini-mobility hubs
  - Inclusion of car club into the scheme proposals

- Altered focus on parking typologies proposed for the scheme to limit the impact of parked cars in the street scene, as well as encouraging walking and cycling, to be set out within the Design Code

## 6. The Proposal

6.1. The proposals are for a new Garden Community connected to the village of Ansty which will comprise the following:

- New Garden Community providing approximately 1,450 high quality new homes, including 30% affordable homes (up to 435 new affordable homes) , and 30 self-build plots.
- Up to 90 residential care units
- New Primary School
- New Special Educational Needs (SEND) School
- A Health Hub including new GP surgery
- New village centre with local facilities and workspace
- Enhanced bus services
- A low carbon sustainable community
- Highways enhancements to enable more effective traffic management in the centre of Ansty and Cuckfield
- New sports and recreation facilities as well as amenity greenspace embedded within the garden community
- New connectivity to existing pedestrian and cycle routes
- Associated landscaping and infrastructure works

6.2. The proposals will incorporate a range of dwellings including 1 and 2-bedroom flats, and 2, 3 and 4-bedroom houses, and will deliver a policy compliant housing mix. The built form on site will range from 1.5 storeys to 4 storeys, with density being an average of 35dph.

6.3. As part of the associated infrastructure works, three new vehicular access points will be created from the existing road network, with a new access from the A272 to the north, the A272 to the east, and the B2036 to the southwest. New connections will be provided to the Public Rights of Way (PROW) within the site, providing direct links to the existing PROW network, which in tandem with new bus services and dedicated cycleways, will ensure that residents are not reliant on private cars for their day to day needs.

6.4. Public open space and landscape buffering will be incorporated into the proposed scheme in order to enhance the site and provide appropriate amenity and biodiversity provision. Detailed LVIA work has informed the evolution of the masterplan from an early stage ensuring the garden community is truly landscape led. The proposals have been designed to utilise the natural topography as well as respecting the characteristics of the existing belt of mature woodland across the site. The existing woodland is to firmly protected as part of the proposals with appropriate buffers adopted.

- 6.5. These proposals are also linked to the provision of an 103ha Parkland Reserve that lies to the northwest of the site. The Parkland Reserve is subject to its own separate planning application for the change of use. The land subject to both applications is under the control of one landowner, and both applications will be linked by a legal agreement (or planning condition) to ensure that they come forward together. Therefore, whilst not directly part of these proposals, the proposals will be enhanced by the provision of the new Parkland Reserve.

## 7. Planning Policy Framework and Relevant Background

- 7.1. The current Development Plan for Mid Sussex District Council consists of the Mid Sussex District Plan 2014-2031 (2018), and the Site Allocations DPD (2021). The Ansty, Staplefield and Brook Street Neighbourhood Plan (2017) is also relevant to these proposals.
- 7.2. A new District Plan is currently being prepared through the District Plan Review process. A Regulation 18 consultation was held between 7 November and 19 December 2022, to which Savills made detailed representations regarding this site on behalf of Fairfax.
- 7.3. An initial draft Regulation 18 Plan and Officers Report was presented to the Mid Sussex District Council Scrutiny Committee for Housing, Planning and Economic Growth on 19 January 2022. This version of the plan included the site as an allocation. The Regulation 18 Plan presented to the same committee and approved for Public Consultation in 18 October 2022 no longer retained the proposed site allocation.
- 7.4. The basis of the removal was due to a 'severe' highways impact. As is addressed in greater depth in this statement, any adverse impacts on the highway network can be avoided completely or appropriately mitigated. The residual cumulative effects of the development will certainly not be 'severe'.
- 7.5. The following documents and policies are therefore considered most relevant to this application. Where relevant, the policy wording can be found in full in Appendix 2.

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### Adopted Development Plan

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- 7.6. Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs LPAs to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise. Section 38(3) of the Act sets out that the Development Plan includes the "*development plan documents (taken as a whole) which have been adopted or approved in relation to that area*".
- 7.7. Mid Sussex District Council's District Plan (2014-2031) was adopted in March 2018 and provides the overarching development plan guiding development management decisions across the District. With regard to this proposal, the following policies are particularly relevant:
- *Policy DP12: Protection and Enhancement of Countryside*

- *Policy DP16: High Weald Area of Outstanding Natural Beauty*
- *Policy DP26: Character and Design*
- *Policy DP34 Listed Buildings and Other Heritage Assets*
- *Policy DP37: Trees, Woodland and Hedgerows*
- *Policy DP38: Biodiversity*

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## The National Planning Policy Framework

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- 7.8. The National Planning Policy Framework (NPPF) (2023) sets out the overarching framework used for assessing planning applications and preparing Local Plans, based on the Government's aims for the planning system, detailing principles and guidance. The National Planning Practice Guidance (PPG) provides additional guidance to support the NPPF.
- 7.9. The NPPF seeks to contribute to the achievement of sustainable development, through meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 7.10. Sustainable development has three interdependent objectives that need to be supported in mutually supportive ways:
- Economic Role** – helping to 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;
- Social Role** – supporting 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs;
- Environmental Role** – contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land
- 7.11. Paragraph 12 of the NPPF reiterates the statutory status of the Development Plan as the starting point for decision making. Reflecting section 38(6) of the Planning and Compulsory Purchase Act, 2004 (the Act), paragraph 12 states:
- “The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*
- 7.12. The following chapters are the most relevant in considering the application:

- *Chapter 5 Delivering a sufficient supply of homes.*
- *Chapter 11 Making Effective Use of Land*
- *Chapter 12, Achieving well-designed places,*
- *Chapter 15 Conserving and Enhancing the natural environment*
- *Chapter 16 Conserving and enhancing the historic environment.*

### Planning Practice Guidance (PPG)

- 7.13. The Government published the PPG in 2014 and has updated relevant parts as appropriate since then. The PPG provides further detailed guidance to accompany the NPPF, including on matters such as climate change, design, flood risk, health and wellbeing, Local Plans, noise, transport and the calculation of housing needs using the standard methodology. Relevant sections, as applicable to the scheme, have been considered and will be referred to through this planning statement.

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## Ansty, Staplefield & Brook Street Neighbourhood Plan

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- 7.14. The Ansty, Staplefield and Brook Street Neighbourhood Plan was formally made on 2<sup>nd</sup> February 2017. With regard to this proposal, the following policies are considered to be relevant:
- *Policy AS1: New Housing Development*
  - *Policy AS2: Preventing Coalescence*
  - *Policy AS4: Housing Mix*
  - *Policy AS8: Improvement of Community Facilities*
  - *Policy AS13: Traffic Management*
  - *Policy AS14: Walking And Cycling Routes*

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## Cuckfield Neighbourhood Plan

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- 7.15. Whilst the majority of the site lies within the Ansty, Staplefield and Brook Street Neighbourhood Plan Area, the northern section of the proposed developed area (west of the sewage treatment works) falls within the boundary of the Cuckfield Neighbourhood Plan (CNP). The CNP was formally made on 1<sup>st</sup> October 2014 and contains the following relevant policies:
- *Policy CNP 1 – Design of New Development and Conservation*
  - *Policy CNP 4 – Protect and Enhance Biodiversity*
  - *Policy CNP 5 - Protect and Enhance the Countryside*
  - *Policy CNP 8 - Affordable housing*
  - *Policy CNP 16 - Transport Impact of Development*
  - *Policy CNP 21 - Securing Infrastructure*

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## West Sussex Minerals & Waste Plan

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- 7.16. The West Sussex Joint Minerals Local Plan (2018 (Partial Review March 2021) sets out the way in which mineral resources will be produced and managed across the County. *Policy M9: Safeguarding Minerals* is relevant to the proposals

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## Emerging District Plan

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- 7.17. The Mid Sussex District Plan 2021-2039 (published for Regulation 18 Consultation between 7<sup>th</sup> November and 19<sup>th</sup> December 2022) identifies a number of emerging policies that are considered relevant to the proposals. Given their emerging nature and potential to change, these have been listed and not repeated in full. Given the emerging status of the new District Plan, these policies can be attributed no more than limited weight. This is based upon the approach taken in appeal APP/D3125/W/17/3182718, where the emerging Local Plan had reached examination stage, the plan was at the time subject to a consultation on main modifications, but was still only afforded limited weight.

- *DPS1: Climate Change,*
- *DPS2: Sustainable Design and Construction*
- *DPS4: Flood Risk & Drainage*
- *DPS5: Water Infrastructure and Water Environment*
- *DPS6: Health and Wellbeing*
- *DPN1: Biodiversity, Geodiversity and Nature Recovery*
- *DPN2: Biodiversity Net Gain*
- *DPN3: Green Infrastructure*
- *DPN4: Trees, Woodland and Hedgerows*
- *DPN7: Noise Impacts*
- *DPN8: Light Impacts and Dark Skies*
- *DPN9: Air Quality*
- *DC1: Protection and Enhancement of the Countryside*
- *DPC2: Preventing Coalescence*
- *DPC3: New Homes in the Countryside*
- *DPC4: High Weald Area of Outstanding Natural Beauty*
- *DPB1: Character and Design*
- *DPB2: Listed Buildings and Other Heritage Assets*
- *DPT1: Placemaking and Connectivity*
- *DPT2: Rights of Way and Other Recreational Routes*
- *DPT3: Active Travel*
- *DPT4: Parking and Electric Vehicle Charging Infrastructure*
- *DPE1: Sustainable Economic Development*
- *DPH2: Sustainable Development – Outside the Built-up Area*

- *DPH4: General Development Principles for Housing Allocations*
- *DPH30: Self and Custom Build Housing*
- *DPH31: Housing Mix*
- *DPH32: Affordable Housing*
- *DPH33: First Homes*
- *DPH35: Dwelling Space Standards*
- *DPH36: Accessibility*
- *DPI1: Securing Infrastructure*
- *DPI5: Open Space, Sport and Recreational Facilities*
- *DPI6: Community and Cultural Facilities and Local Services*

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## Relevant Background and Context

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### Strategic Housing and Economic Land Availability Assessment

- 7.18. The site was submitted to MSDC in the Call for Sites exercise and has been assessed as part of the Site Assessment process as Site 736. As identified in Appendix 4 of the Site Selection Conclusions Paper, the site progressed through Stages 1 and 2 of the process, and was assessed at Stage 3. Under Stage 3, it was identified that there are no significant constraints on the site that would impact its deliverability, no biodiversity designations, and the site is not within Flood Zone 2/3. The areas of ancient woodland and the listed building in close proximity of the site can be appropriately mitigated by any development proposals.
- 7.19. The Sustainability Appraisal concluded that, overall, the site represents a sustainable option for allocation. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest.
- 7.20. However, the assessment identified that in the transport modelling undertaken, the highways impacts from the development proposals will result in 'severe' impacts on four road junctions that would otherwise not be affected by the alternative strategic sites. The conclusions drawn by WSCC Highways and SYSTRA (who conducted some high level highways modelling) were that the impacts could not be appropriately physically mitigated. Accordingly MSDC did not progress the site for a draft site allocation in the emerging Local Plan Review.

### Housing Position

- 7.21. MSDC's most recently published housing land supply position, published July 2023, identifies a 5.09 years supply. In an appeal decision (APP/D3830/W/23/3319542) dated 5 October 2023, it was confirmed MSDC still have a five year housing land supply position in place. Whilst a definitive Housing Land Supply figure was not explicitly stated by the Inspector, MSDC stated that they had 5.04 years supply in place. This is only a very marginal 47 dwelling surplus (as set out in paragraph 60 of the appeal) above this minimum housing target.
- 7.22. Looking at the longer term, the Housing Trajectory identified in Appendix C of the Site Allocations DPD (June 2022) identifies that from 2026/2027 the trajectory will fall below 1,000 dwellings per year, against a plan target of 1,090, and remain at that level for the remainder of the plan period (until 2031).
- 7.23. As part of the evidence base of the emerging District Plan, an updated Housing Trajectory (covering the period 2021-2039) has been produced. This identifies that against a requirement of 1,119 dwellings per annum, delivery will fall below the District Plan Housing requirement in 2025/26, 26/27, be above in 27/28, and then be below again in 28/29, even when factoring in proposed site allocations from the emerging plan. The trajectory identifies that MSDC will not exceed the housing plan requirement without the inclusion of the site allocations that will come forward in the emerging plan for the remainder of the plan period until 2039.
- 7.24. Notwithstanding the position outlined above, it is clear that it would only require there to be a miniscule uplift in the standard method calculation for MSDC to fall below the five year housing land supply position in the short term, and significantly behind in the long term. Should any delays to plan adoption occur, this position will be further exacerbated.
- 7.25. MSDC scored 124% in the most recently published Housing Delivery Test 2021 (published January 2022). As a result no changes to the five year housing land supply calculations were required.

### Neighbouring Local Authorities

- 7.26. A number of MSDC's neighbouring and nearby Local Authorities, such as Crawley, Brighton & Hove, and Tandridge, are all subject to constraints that limit housing delivery, and therefore in the formation of their Local Plans will be looking to their neighbours to assist in delivering the number of homes that they need to deliver, under the duty to cooperate.
- 7.27. The Crawley Draft Local Plan was published for a Regulation 19 consultation, running between 9 May and 20 June 2023. The Plan identifies that Crawley will deliver a minimum of 5,030 net dwellings in the period 2024-2040, when the identified housing need is 12,080, due to the *"compact nature of the borough, its limited land availability and significant environmental, potential airport expansion and noise constraints"*. Paragraph 12.39 of the Draft Plan identifies that there will be a need for neighbouring authorities to consider this unmet need during Duty to Cooperate discussions.

- 7.28. Accordingly, MSDC should be looking to plan for additional dwellings. In the adopted Mid Sussex District Plan 1,500 dwellings were included to cooperate with the unmet need in Crawley, on top of the identified housing need in the district. Given this 7,000 home shortfall in Crawley it would be entirely appropriate for Mid Sussex to once again seek to a proportion of this unmet need in this future plan period. This is before the significant and well documented unmet needs from the city of Brighton & Hove are even entertained.
- 7.29. The unmet housing needs of neighbouring authorities are also a material consideration for planning applications that cannot be ignored. Specifically Crawley Brough Council has a significant unmet need of 7,050 dwellings (Strategic Policy H1) in their current draft Local Plan 2024-2040 which is at examination stage. Paragraph 12.39 of the draft Crawley Local Plan notes that this unmet need will have to be provided from within other authorities within the Housing Market Area primarily Horsham and Mid Sussex Districts, and further notes that the adopted development plans in both authorities provided for 1500 dwellings each towards Crawley unmet housing needs. The Regulation 18 Mid Sussex Local Plan notes (page 22) that duty to co-operate meetings have been held with Crawley BC officers to discuss unmet housing need, and Crawley BC's Local Plan Topic Paper 1: Unmet Needs and Duty to Cooperate (July 2023) notes (para 3.1.11) the Crabbet Park Allocation in the emerging Mid Sussex Local Plan for 2,300 new dwellings (1,500 to be delivered within the Mid Sussex plan period) but does not state that this is directly providing for unmet need within Crawley. Cross checking this with the Mid Sussex Regulation 18 Local Plan (Policy DPH1: Housing) and it is clear that these 1,500 homes at Crabbet Park are contributing solely towards the Mid Sussex housing need and not additional unmet need from Crawley. As such there is a disconnect between the two emerging plans and a significant under provision of housing need within the local Housing Market Area. This site at Ansty is readily capable of making a significant contribution towards unmet housing need from Crawley.

## 8. Planning Considerations

8.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides that all decisions must be determined in accordance with the Development Plan, when taken as a whole, unless other material considerations indicate otherwise. Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

8.2. This section identifies the key issues that are material to the planning balance required in respect of this scheme and presents the case in favour of the grant of planning permission.

### **Principle of Development**

8.3. The site is not allocated for development in the adopted Development Plan and falls in a countryside location outside of but adjacent to the settlement boundary of Ansty. It is acknowledged that this scheme therefore is in conflict with the adopted development plan, however the public benefits of the scheme as a whole demonstrably outweigh the policy conflict.

8.4. As identified in the accompanying Location Plan and associated documents, the application is linked to an application for a Parkland Reserve. The Parkland Reserve element of the proposals are addressed in full in a separate planning application.

8.5. Notwithstanding that they are two separate applications, it is important to emphasise that the applications are linked, and will be formally tied together through the S106 legal agreement (or planning conditions) to ensure that one will not come forward without the other.

8.6. NPPF Paragraph 11 sets out the presumption in favour of sustainable development and is clear that for decision taking, the presumption means approving developments that accord with an up to date development plan without delay. Where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, permission should be granted unless i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii). any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

8.7. Given that Local Plans are scheduled to be updated every five years, and the current District Plan was adopted over five years ago, the plan can be considered to be out-of-date. It also does not adequately address the current Standard Method calculated housing need, sets settlement boundaries that are appropriate for delivery of less than the required level of housing, and does not seek to actively boost the delivery of housing to the level required.

8.8. Paragraph 48 details that Local Planning Authorities can give weight to relevant policies within emerging plans. Where a plan is more advanced in its preparation, the greater the weight that may be given.

- 8.9. Both the NPPF and the District Plan acknowledge that sustainable developments will meet the overarching objectives of the planning system – Social, Economic and Environmental. Further to this, the District Plan sets out 4 priority themes that underpin the development of sustainable communities across the district. These are:
- Protecting and enhancing the environment;
  - Promoting economic vitality;
  - Ensuring cohesive and safe communities; and,
  - Supporting healthy lifestyles.
- 8.10. This submission is for the development of a new garden community which would provide up to 1,450 dwellings to the East of Ansty. The site is considered to be sustainable development, being in a sustainable location outside but adjacent to the existing settlement of Ansty and in close proximity to the existing transport network. Furthermore the context of development on this site being sustainable was affirmed in the Sustainability Appraisal which accompanied the Regulation 18 consultation of the emerging Local Plan.
- 8.11. The emerging Local Plan Strategy is clear that one of its key principles is looking to promote growth at existing sustainable, and less sustainable settlements (settlements which have the benefit of only limited services). The emerging Plan does not distinguish which settlements are considered to be less sustainable and more sustainable, but based upon the settlement hierarchy (as per Policy DP6 of the adopted District Plan) Ansty is identified as a *small village with limited services* and is assumed to be considered by MSDC as a less sustainable settlement.
- 8.12. With regard to less sustainable settlements the proposed strategy in the emerging Plan seeks to:
- “extend existing less sustainable communities, which currently have the benefit of only limited services, with development of a scale which can provide the infrastructure and services which will not only meet the needs of the new community but of those in the existing community as well. This can be achieved by developing a single large site providing facilities and services on site..... This strategy will help to reduce the tidal flow of people out of the settlement each day by providing new neighbourhood centres with potential for appropriate scale commercial development and new schools, along with affordable and specialist extra care housing and accommodation for older people in the community.”*
- “Based around the 20-minute neighbourhood principles, the Plan seeks to deliver complete, compact and well-connected communities which provide the facilities and services to support the day to day needs of the community as a whole, accessed by walking, wheeling and cycling. The Plan will also seek to support the continued trend of home working and the many associated benefits it can bring to our communities in terms of wellbeing and life/ work balance, supporting local businesses and services, reducing the need to travel by car”*

- 8.13. Ansty is an existing settlement that will benefit immeasurably from the delivery of significant growth. This Site presents an excellent opportunity for a sustainable Garden Community extension to the village, whilst providing a wide range of facilities including a new primary school, SEND school, health hub, community and sports facilities, retail and employment space, and additional homes. All of these aspects together, along with the existing facilities in Ansty, can make a more sustainable community in this location that embraces the 20-minute neighbourhood principles. It would not be contrary to emerging Policy DPC2: *Preventing Coalescence* or ASNP Neighbourhood Plan Policy AS2: *Preventing Coalescence* as the site does not lie in a designated Local Gap, and would remain clearly separate from nearby settlements such as Cuckfield and Haywards Heath with open fields and countryside lying between the application site and the existing settlement boundaries. Alongside this, with the presence of the A272, a firm and clearly demarcated boundary exists preventing any further expansion towards Cuckfield that would result in the coalescence of settlements .
- 8.14. Notwithstanding the position that the proposals are contrary to the development strategy of the adopted development plan, the proposals accord with the development management policies set out in both the existing and emerging Local Plan and are acceptable in principle. The proposals are sustainably located on the edge an existing settlement outside of the AONB in close proximity to sustainable transport links (such as Haywards Heath Station) whilst also being close to the local arterial road network (A272, A23, M23). The proposals will deliver needed market and affordable housing, a new primary school, a new SEND school, enhance existing and deliver new sports facilities, new allotments, and public open space in the form of both that entwined with the development area but also through the delivery of a Parkland Reserve in the AONB which will enhance public access to the countryside.

### **Housing Need, Distribution, and Housing Land Supply**

- 8.15. As set out in the adopted District Plan, the plan seeks to deliver 876 dwellings per annum (dpa) up to and including 2023/2024, and from 1<sup>st</sup> April 2024 to deliver 1090 dpa. However, given that the plan was adopted in March 2018 and is now over 5 years old, housing need should be calculated using the standard method. (this position was affirmed in the recent appeal decision APP/D3830/W/23/3319542 issued on 5<sup>th</sup> October 2023). As set out in one of the Statements of Common Ground for that appeal (document CDD.5 of the appeal), the starting point for identifying Housing need for the year 2023 to 2024 is currently calculated as being 1,090 using the standard method. With a 5% buffer requirement, this rises to 1,145
- 8.16. Housing need over the plan period of the emerging Local Plan is identified as 20,142 (an average of 1,119 per annum). The emerging plan makes allowance for the delivery of 20,444 dwellings over the plan period. This is an undersupply of 166 units from the outset, before factoring in deliverability delays and an allowance for sites not being developed. It is therefore unequivocally not positively planning for an appropriate number of dwellings.
- 8.17. It should also not be overlooked that the 1,145 figure, as set out in the NPPG, is a starting point and a minimum figure. The standard method calculations are subject to review by the Government and are therefore subject to change. Any increase in the figures resulting from the calculation will leave MSDC in a further compromised position with regard to housing land supply.

- 8.18. MSDC's most recently published housing land supply position, published July 2023, identifies a 5.09 year supply. As was also identified in appeal APP/D3830/W/23/3319542, the five year housing land supply position that was defended by MSDC was one of 5.04 years. This is a position that is precariously close to falling below the required five year supply, leaving as it does a buffer of 47 units, and would only take a minor change in the standard method calculation for that to become a reality.
- 8.19. These proposals would therefore assist MSDC in continuing to meet their required level of housing delivery, and provide a further buffer to their housing land supply requirement. Indeed it is self-evident that the continued and active promotion of this site to emerging local plan process means that Fairfax and their design team are extremely confident that this site can make a significant contribution towards shaping future growth in the district.
- 8.20. As can be seen from the adopted Site Allocations DPD (2022) the ongoing housing trajectory increases from 23/24 to 1,090 dwellings per annum. From 2026/27 MSDC's housing trajectory shows the delivery of less than 1,000 units per annum, and notably less than the District Plan Housing Requirements. Given the need to demonstrate a rolling supply, the ongoing ability of MSDC to demonstrate this must be questioned.
- 8.21. As set out in Chapter 6 of this statement, as part of the evidence base of the emerging District Plan an updated Housing Trajectory (covering the period 2021-2039 has been produced. This identifies that against a requirement of 1,119 dwellings per annum, delivery will fall below the District Plan Housing requirement in 2025/26, 26/27, be above in 27/28, and then be below again in 28/29, even when factoring in proposed site allocations from the emerging plan. This trajectory addresses 1,119 units per annum, and does not account for the 1,145 units that are the current full standard-method derived minimum requirement. This therefore demonstrates that any further shift in the Standard method calculations, or delay in adoption of the Local Plan, will leave MSDC in a position where the rolling supply of land to ensure a five year housing land supply position is unlikely to be met.
- 8.22. Furthermore a number of MSDC's neighbouring and nearby Local Authorities, such as Crawley, Brighton & Hove and Tandridge, are all subject to constraints that limit housing delivery. Indeed, in the current Local Plan, MSDC included 1,500 dwellings of Crawley's unmet need. This need, nor the need of any other neighbouring authority, has not been addressed in the emerging Local Plan. These issues cannot solely be addressed through the plan making process, they are a material consideration that needs to be addressed through a positive approach to planning applications that result in housing delivery. The delivery of Ansty Garden Community clearly provides an opportunity to address some of this required additional housing requirement in addition to MSDC's own identified housing need.
- 8.23. Notwithstanding the neighbouring needs, questions over the trajectory of future delivery and the five year housing land supply position, the position of delivering less dwellings than the minimum required (per the standard method calculation) will result in the delivery of less affordable housing.
- 8.24. The housing need in Mid Sussex, and pressures to deliver further housing on top of this in Mid Sussex, are therefore firmly established.

- 8.25. The possible location of growth and development in Mid Sussex is restricted by a number of constraints, most notably the High Weald AONB (which constitutes almost 50% of Mid Sussex District), South Downs National Park, and the Ashdown Forest 7km zone of influence. The major urban areas in Mid Sussex – namely East Grinstead, Haywards Heath, Burgess Hill, and Hassocks – have all undergone notable growth through the adopted Local Plan. Growth of existing urban areas, in non-sensitive areas, is an important aspect of the emerging local plan. Development of a new garden community at Ansty will not only assist in balancing the distribution of development across the District, it will lessen the required growth at the existing category 1 settlements and deliver a large number of dwellings in an area that is not heavily constrained.
- 8.26. As identified in the accompanying Economic Statement, based upon the last decade of housing delivery, Mid Sussex is projected to fall short of the current net additional dwelling target outline in its existing District Plan by 6%. The increase in that target through the new local plan will likely exacerbate these issues. Given this shortfall, it should be noted that the delivery of the proposed Ansty Garden Community will provide 7% of the dwellings required under the local plan. Notwithstanding that the emerging local plan will need to deliver a greater number of houses, given the historic evidence of MSDC falling short on housing delivery over the plan period it would be a sensible and proactive move to ensure delivery of a quantum of housing that exceeds the minimum requirement of the Standard Method calculation and provides a sufficient buffer should housing delivery again fail to meet the projected levels.

### Housing Mix

- 8.27. District Plan Policy DP30 sets out that a mix of dwelling types and sizes that reflect local housing need and meet the requirements of different groups within the community should be delivered in housing developments. Notwithstanding that the proposals are for outline only and that housing mix will be fully addressed in future reserved matters applications, as part of ensuring the proposals can be developed as envisaged an illustrative masterplan and an indicative housing mix has been prepared.

	Split	No. dwellings
<b>Market</b>	70%	1,015
<b>Affordable</b>	30%	435
<b>Affordable ownership / First Homes</b>	25%*	109
<b>Affordable rented</b>	75%*	326
<b>Total</b>		1,450

*\*Percent of total affordable*

	1 bed / 2 person		2 bed / 4 person		3 bed / 5 person		4+ bed / 6 person		Total
	Split	No. dwellings	Split	No. dwellings	Split	No. dwellings	Split	No. dwellings	
<b>Market housing</b>	5%	51	20%	203	45%	457	30%	305	1,015
<b>Affordable ownership /First Homes</b>	15%	16	55%	61	25%	27	5%	5	109
<b>Affordable rented</b>	35%	114	45%	147	15%	49	5%	16	326
<b>Total</b>		181		410		533		326	<b>1,450</b>

8.28. This indicative mix is in accordance with the latest information on housing needs and accords with the mix set out in emerging policy DPH31.

### **Affordable Housing**

8.29. The illustrative scheme has been prepared in accordance with the on-site 30% affordable housing provision set out in policy DP31 and emerging Policy DPH32.

8.30. Under-delivery of Affordable Housing has been a consistent trend in Mid Sussex, and one that is identified in the Mid Sussex Strategic Housing Market Assessment (2021) which identifies that there is “*A notable need for affordable housing, and it is clear that provision of new affordable housing is an important and pressing issue in the area.*”

8.31. Since 2006, MSDC have delivered an average of 150 (gross) affordable homes per annum, with affordable housing accounting for approximately 21% of all completions. On only four occasions in the past 16 years has the delivery of affordable housing been 30% or higher, with a total additions to affordable housing stock totalling 2,407 over the 16 year period. MSDC have only met the draft affordable housing target once in the last decade. As of March 2022, there were 1,993 households on the councils housing register. In March 2021 this stood at 1,811 households.

# Planning Statement

Land to the East of Ansty – Proposed delivery of a new Garden Community



Monitoring Period	Total Housing Completions (Net)	Additions to AH Stock (Gross)	Gross AH as a %age of total completions
2006/07	484	84	17%
2007/08	649	158	24%
2008/09	627	96	15%
2009/10	390	164	42%
2010/11	318	95	30%
2011/12	776	189	24%
2012/13	544	108	20%
2013/14	637	138	22%
2014/15	622	229	37%
2015/16	885	79	9%
2016/17	1,000	82	8%
2017/18	614	178	29%
2018/19	665	73	11%
2019/20	1,048	139	13%
2020/21	1,098	197	18%
2021/22	1,122	398	35%
<b>Total</b>	<b>11,478</b>	<b>2,407</b>	<b>21%</b>
<b>Ave Pa.</b>	<b>717</b>	<b>150</b>	

Source: DLUCH LT 122 and 1008

8.32. The gross completions figure falls below the affordable housing needs identified in each of the following assessments of need:

- *Mid Sussex Strategic Housing Market Assessment (2021) - 925 affordable homes per annum (455 affordable home ownership & 470 affordable/social rent)*
- *Housing and Economic Development Needs Assessment Update (2015) – 230 affordable homes per annum*
- *Northern West Sussex HMA Affordable Housing Needs Model Update (2014) – 116 to 367 affordable homes per annum*
- *Northern West Sussex –Mid Sussex Strategic Housing Market Assessment Update (2012) - Low Scenario 221 affordable homes per annum*
- *Northern West Sussex – Mid Sussex Strategic Housing Market Assessment Update (2012) - High Scenario 467 affordable homes per annum*
- *West Sussex Strategic Housing Market Assessment (2009) – Low Scenario 357 affordable homes per annum*
- *West Sussex Strategic Housing Market Assessment (2009) – High Scenario 477 affordable homes per annum*

- 8.33. As can be seen from the statistics above, there is a chronic undersupply of affordable housing in Mid Sussex, and a significant uplift is needed to meet not only the targets in the emerging local plan but to address an existing identified issue. The proposals will greatly assist in delivering affordable homes to address that need.
- 8.34. Further to the supply issues identified, housing is increasingly unaffordable in the district. The latest median house price in Mid Sussex is £435,000 (March 2023) This figure is 13% higher than what is recorded across the South East (£385,000) and 50% higher than what was recorded across England (£290,000). The growth in median house prices since 2012 has been substantial in Mid-Sussex, increasing by 67% over the last decade.
- 8.35. In 2022, the house price to earnings ratio in Mid Sussex was 11.9, higher than rates recorded across the South East (10.4) and England (8.3). This means that the median house prices in Mid Sussex in 2022 were approximately 12 times higher than median incomes. This further emphasises the acute need to ensure an appropriate level of affordable housing is delivered.

### **Specialist Housing**

- 8.36. The proposals will deliver up to 90 residential care units. The need for specialist housing for older people is recognised in the emerging local plan policy DPH26, and also in the evidence base Strategic Housing Market Assessment (SHMA), where it is identified that there is a particular need for specialist housing for those aged over 75.
- 8.37. The aging demographic of Mid Sussex is projected to grow substantially during the period to 2039, with the proportion of the district aged over 65 growing by over 12,000 (37% growth) the need for residential care units will therefore become ever more pressing, and the delivery of 90 units as part of the proposals will greatly assist in addressing a clear future need.

### **Design, Layout, and Appearance**

- 8.38. The NPPF places great emphasis on the creation of high quality building and places stating that it is fundamental to what the planning and development process should achieve. MSDC's adopted planning policies and associated guidance (namely the Mid Sussex Design Guide (2020)) seek for all developments to be well designed and reflect the distinctive character of the area. District Plan Policy DP26 (Character and Design) also requires developments to achieve certain criteria within the proposed design: most notably that appropriate landscaping and greenspaces should be incorporated into the design whilst protecting existing trees and clearly defining public and private spaces; and that the design should be informed by the townscape and character of the nearby settlement and opportunities to promote community interactions should be pursued.
- 8.39. The landscape led proposals arrange 1450 dwellings across the site in varying densities but equating to an average density of approximately 35 dwellings per hectare, which is complimentary to the density and nature of Ansty. The illustrative layout demonstrates how the proposals can be aligned to accord with all of the criteria set out in the relevant policy and design guides, and address comments received at the pre-application stage. The illustrative layout and supporting Design & Access Statement sets out how the

layout can provide homes fronting onto roads, providing an active frontage in accordance to District Plan Policy DP26.

- 8.40. The proposed masterplan has been driven by the constraints and opportunities present on site. The proposed layout responds to the topography and is inherently landscape led, with the existing landscape features, heritage assets, neighbouring road network and natural environment all factored in to arrive at the proposed layout. The concept masterplan has been developed with input from Nicholas Boys-Smith and his team at Create Streets, to help ensure that the proposals blend design concepts that are shown to create prosperous economically and socially successful places. As a result the masterplan identifies a number of key design features, including a tree lined spine road, secondary and tertiary streets, an appropriate bus route and bus stops within the site; cycle/pedestrian connections; a local centre with retirement/care facilities close by; and a primary school and a SEND school. Specialist hockey and tennis facilities are also provided on-site.
- 8.41. The positioning of proposed land uses within the site has been driven by neighbouring uses and impact on the wider landscape. The school area has been positioned on the western side of the site on one of the flattest areas, so that the school is readily accessible to both existing Ansty residents and new residents of the development, but also so that schools sports facilities can be set out on appropriate level terrain. The nature of the schools – being single to one-and-a-half storey buildings – ensures that by positioning them carefully within the rolling landscape that their visual impact is minimal and does not impinge on the wider landscape setting.
- 8.42. The local centre has been positioned close to the school, as a focal point of the development and so to ensure it is readily accessible for both new residents and existing Ansty residents. The village core of the garden community is intended to provide for the vast majority of day to day amenities and will also be a focal point of activity and community interaction.
- 8.43. The sports facilities, provided on the northern part of the site, have similarly sought to make use of a more level part of the site, so as to ensure that suitable facilities can be provided. The location also enables easy access for residents of Haywards Heath, Cuckfield, and those travelling from further afield should they wish to use the facilities. Hockey and tennis have been carefully selected as the focus for additional sports provision as the national bodies for both sports have indicated that there is an under provision for these sports in this local area.
- 8.44. One of the proposed allotment areas is also located close to sports facilities, but on an area that experiences more of a slope downhill to the south so that they maximise sunlight and drainage, and consequently encourage plant/vegetable growth. The other area of allotments is on the southern edge of the scheme.
- 8.45. Having factored in the most appropriate location for the key deliverables of the development, and the constraints placed on developable areas by the topography, watercourse, heritage assets, appropriate buffers for ancient woodland, high quality trees and hedgerows throughout the site, and circa 31ha of public open space, housing development has been carefully placed across the remainder of the site. The proposed layout has considered the requirements set out in emerging Policy DPB1: *Character and Design* and DPT1: *Placemaking and Connectivity* to create a suitably connected and designed development that

also provides sufficient distance between neighbouring listed buildings and built form, so as to not harm their setting or be impactful upon them, and ensures that the development sits harmoniously within the site and its surroundings.

- 8.46. The proposed development parameter plans explain the proposed variation in building heights and density across the site, with residential density ranging from 30dph to 50dph, with the highest densities located within the central part of the site. Building heights will range from 1.5 storeys to 4 storeys, and to an extent will correlate with the density. Materials utilised will reflect the requirements of Policy DPS2: *Sustainable Design & Construction* and a move towards greater water efficiency, energy efficiency, zero carbon development, and an overall minimisation of waste.
- 8.47. As identified in the 'Highways' section of this report, the design of the layout will enable the site to integrate with the existing public right of way network. There will be 10 access points for active travel across the garden community, with an internal network of pedestrian and cycle routes that generally follow the road network and desire lines. This will ensure the proposals maximise the opportunity to enable healthy lifestyles and reduce reliance on the car. The envisaged layout is one with green spaces, beautifully designed public realm, and strong connectivity to Ansty, Cuckfield and beyond, ensuring that the proposals accord with emerging policy DPS6: *Health and Wellbeing*.
- 8.48. The needs generated by the development are addressed under emerging policies DPI1 and DPI15. They identify that:
- DPI1: Securing Infrastructure. "Development will be permitted where it is supported by, and coordinated with, the delivery and maintenance of infrastructure and/or mitigation measures to meet the additional need arising from the proposal. Both on-site and off-site provision, including beyond the district boundary, may be required to address the impacts of development, including cumulative effects on the existing infrastructure."*
- DPI15: Open Space, Sport and Recreational Facilities "Development that provides new and/or enhanced open space, leisure, sport and recreational facilities, including allotments, to support healthy lifestyles and in accordance with the strategic aims of the Playing Pitch Study, Play & Amenity Green Space Study and Community Buildings Study (or as the studies are updated) will be supported".*
- 8.49. The proposals will be supplemented by a Design Code, prepared by Create Streets that will ensure that the development reflects the local vernacular and blends well with the existing built form of Ansty
- 8.50. The proposals are therefore in accordance with the policy detail set out in adopted planning policy, emerging planning policy, and the Mid Sussex Design Guide SPD (2020).
- 8.51. All of the design, layout and appearance aspects of the site are addressed in more detail in the accompanying Design & Access Statement and the associated Masterplan and parameter plans.

### Highways and Movement

#### Off site

- 8.52. High level strategic traffic modelling was undertaken by WSCC and MSDC as part of the site assessment process conducted in the preparation of the emerging Local Plan (through utilising the Mid Sussex Strategic Highway Model (MSSHM) which is coded with SATURN software). This process identified cumulative transport impacts resulting from the proposed development of 1,600 homes (in conjunction with all other proposed site allocations) on the land east of Ansty; and specifically that there would be severe impacts at the following four junctions:
- Ardingly Road Mini Roundabout in Cuckfield
  - Tylers Green Roundabout between Cuckfield and Haywards Heath
  - Bolnore Road / Paddockhall Road / B2272 Double Mini-Roundabouts in Haywards Heath
  - Fox Hill Roundabout in Haywards Heath
- 8.53. These results have been analysed by Ardent Consulting Engineers. Given the software used, it was identified that whilst the programme was suitable for deriving appropriate traffic forecasts, it was not a substitute for detailed junction assessment software. As a result of this, Ardent have undertaken further detailed highways work – having first submitted a Scoping Report and agreed an appropriate method of assessment with WSCC Highways - focussing primarily on the four junctions identified at the site assessment stage (junctions where ‘severe’ impacts were initially assessed as occurring). This work has also examined the provision of safe access and egress points from the site onto the local highway network (and public footpath/cycle path network) that would be required in order for the development to come forward safely.
- 8.54. The Ardent analysis has found that where impacts had initially been considered to be ‘severe’ as a result of cumulative impact, the more representative modelling at the junctions in question identified that the impacts reported at the site assessment stage were not as previously determined. Only two junctions record notable impacts, and with appropriate physical mitigation measures implemented at these junctions, these junctions will remain perfectly operable and accord with all necessary criteria. As a result, the junctions are all capable of accommodating the additional traffic movements generated by the cumulative development proposals (the proposed site allocations in the emerging Local Plan along with the proposed development of Ansty Garden Community) without any resulting severe impacts on the highway network. This approach is set out in the Transport Assessment and accompanying technical details that have been prepared by Ardent and provided both to WSCC as part of specific highways pre-application process and to officers through this submission.
- 8.55. Notwithstanding that the cumulative impacts of the development including the Ansty Garden Community development would not be ‘severe’, off-site improvement works have been explored for the junctions that would further help to mitigate an increase in movements and alleviate any impacts that may arise. This includes work to both the highway to mitigate the impact of vehicular movement, but also works to the pedestrian network, to facilitate the movement of pedestrians. As a result, each of the previously identified junctions has been subject to individual analysis that has resulted in bespoke design solutions being worked up, discussed with, and approved in principle by WSCC Highways.

- 8.56. All of the detailed work and analysis undertaken has shown that any impacts arising from the development can be suitably and appropriately mitigated, and will not result in severe impacts on the local road network.
- 8.57. The proposed movement of vehicles into and out of the site can be appropriately addressed through the provision of three access points – one from the north, one to the west, and one to the south west. This is an increase from the two junctions that were assessed initially in the transport modelling conducted at the site assessment stage. All three junctions will be roundabouts and will allow suitable traffic flow onto the A272 and B2036 whilst still enabling opportunities for people to cross the road and access the Parkland Reserve, and utilise the public right of way network to access Cuckfield on foot or bicycle.
- 8.58. The proposals will also deliver wider cycle network improvements. These have been detailed on the accompanying technical drawings and Transport Assessment, but will include a new separate shared cycleway/footway on the southern side of the A272 on what is currently highway verge between the site and the A272/Broad Street/Tylers Green roundabout. This will provide a safer environment for pedestrians and cyclists whilst simultaneously integrating the site with the existing transport network.
- 8.59. Engagement with local bus operators has also been undertaken, to understand the suitability of the site from a public transport providers perspective, and ensure that it would be feasible to provide a bus service to the site. While the specific bus route, frequency and funding discussions with WSCC or the operator have not been finalised, the proposed development has been designed to accommodate bus transport routes and operators have indicated that connection to bus services – either as part of an existing route or part of a new route – could be accommodated.

### On site

- 8.60. The connections from the site to the existing public right of way and bridleway network follow the priorities set out in DPT2: *Rights of Way and Other Recreational Routes* which will enable new residents to directly access the site from the existing settlements of Ansty, Cuckfield, and Haywards Heath (and vice versa), without necessitating a journey by car. Alongside the aforementioned cycle lane alongside the A272, the internal road network shown has been designed in a manner to facilitate and encourage a modal shift away from the private motor vehicle with mobility hubs included on the site. The mobility hubs will be designed to Collaborative Mobility UK (CoMo) silver accreditation as a minimum, with one meeting the CoMo Gold accreditation.
- 8.61. The mobility hubs will concentrate different modes of travel, such as combining public transport and cycling, into one ‘hub’ point. A large mobility hub will typically include items such as cycle parking, car club bay, safe cycle routes, covered seating, and a bus stop.
- 8.62. The illustrative road network has been prepared to a standard that enables a bus route to pass through the site which will link up with wider public transport facilities available in Haywards Heath and Burgess Hill. Overall this approach accords with emerging Policy DPS1: *Climate Change* to reduce emissions and DPT3: *Active Travel* by promoting active travel.

- 8.63. To encourage active travel and cycle/pedestrian movement, and following input from the WSCC Public Rights of Way Officer, the proposals include the upgrading of the existing footpaths within the site to bridleways. It is acknowledged that this will be necessary on all existing footpaths, but the applicant is open to exploring these upgrades across the site where appropriate to facilitate cycle and pedestrian movement.
- 8.64. To further aid movement and deliver an enhancement to existing movement patterns on the site, the proposals will include the minor rerouting of existing footpath 8bCU. This footpath becomes waterlogged and very difficult to pass during winter months and at times of heavy rainfall. The proposals will therefore reroute footpath 8bCU to run along the proposed northern bridge within the site, before re-joining the existing footpath. This will help to ensure that the pedestrian route is useable all year round and enhance usability.
- 8.65. Full details of the pre-application engagement with highways officers at West Sussex County Council is provided within the accompanying Transport Assessment.

### Heritage

- 8.66. Given the proximity to various listed Buildings, and in particular the Grade II listed buildings The Place, Barn to the north of Forsyth's Farmhouse, Makerell Cottage and West Ridden's Farmhouse, a detailed Heritage Assessment has been conducted by Turleys to assess the significance of the existing heritage assets, the impact of the proposals on them, and the appropriateness of any mitigation strategy.
- 8.67. Through this heritage input, it has been determined that the existing landscape character of the site is a contributor in some ways to the understanding of the heritage assets. As a result, any level of development will result in some impact being incurred, and development with no mitigation would result in a greater level of harm being incurred.
- 8.68. Given its particular location within the site centrally (but outside of the site boundary), The Place has been carefully considered in the formulation of the proposals. The inclusion of open space and landscape buffer provided by the positioning and provision of Ansty Common within the site (located to the north and east of The Place) has been found to suitably mitigate the harm that could be incurred from development in this part of the site.
- 8.69. It was found that, in overall terms, the harm caused to the significance of each of the relevant listed buildings by the proposed development would be considered as "less than substantial" for the purposes of the NPPF, and within or towards the lower end of the scale within that category in each case as informed by NPPG. Accordingly, such less than substantial harm to heritage significance must be accorded considerable weight and importance. Paragraph 202 states that under these circumstances any such harm should be weighed against the "public benefits" of the application as a whole, including where appropriate securing the optimum viable use of the asset(s).
- 8.70. The public benefits that will be delivered include (but are not limited to) housing delivery in the form of affordable housing, market housing, and care home units; community infrastructure such as the primary school, SEND school, and sports facilities; green infrastructure, through the creation of allotments, green

open space, and enhancements to the biodiversity on site, and economic activity through the provision of new community hub containing commercial units.

- 8.71. Accordingly given the very significant list of public benefits provided, the proposals are on balance considered to be acceptable in heritage terms. Further details can be found in the accompanying Heritage Statement.

### **Ecology**

- 8.72. Detailed ecological survey work has been conducted across the site to understand the habitats and wildlife that are present. Due to the site being predominantly fields in use as active farmland, the areas of ecological interest are largely limited to the field margins, woodland and hedgerows.
- 8.73. The ecological surveys have identified on site the presence of bats, snakes, dormice, badgers, great crested newts, and breeding birds. From a habitats perspective, the surveys have identified ancient woodland, priority habitat deciduous woodland, and species rich hedgerows.
- 8.74. The site masterplan has been sensitively designed to avoid habitat losses where possible, and to ensure appropriate mitigation is provided on site. The installation of the two bridges will result in some habitat loss, however the bridges have been located and sized so that they avoid the most valuable features within the woodland, and with a clear span minimise the need for support structures in the gill valleys below that would otherwise result in further habitat loss
- 8.75. The mitigation measures implemented for existing wildlife will include the provision of bird and bat boxes, bat tiles in the roof, a sensitive lighting plan, the fencing off of ancient woodland, and appropriate planting of native species to minimise opportunities for invasive non-native species. Furthermore, the creation of the parkland reserve alongside the delivery of the proposals will result in the creation of new habitat that improves foraging and nesting/roosting opportunities for wildlife in the local area.
- 8.76. Further detail on the Ecological considerations of the proposals can be found in the accompanying Environmental Statement.

### **Biodiversity Net Gain**

- 8.77. Further detailed work has been undertaken to establish the achievability of Biodiversity Net Gain (BNG) and accordance with the principles set out in emerging policy DPN1: *Biodiversity, Geodiversity and Nature Recovery*.
- 8.78. Emerging Policy DPN2: *Biodiversity Net Gain* identifies that a minimum of 20% Biodiversity Net Gain will be required on the currently identified 'Significant Sites' (the large strategic allocations). Accordingly the site has been carefully assessed and it has been established that the wider site, along with the Parkland Reserve site which is also within the applicant's control, can be utilised to deliver over 20% BNG. The details setting out the site's baseline score and how this net gain is achieved are contained within both the accompanying Environmental Statement and the BNG technical note.

### Landscape Visual Impact Assessment

- 8.79. A Landscape and Visual Impact Assessment (LVIA) has been conducted on the site to consider the likely physical and visual impact arising from the proposals. This assessment has considered the existing landscape designations and policies in place, as well as the existing character, topography, and views into and out of the site
- 8.80. The LVIA identifies that as a baseline, the site is outside of the AONB (the boundary of which is defined by the A272), there are no landscape designations within the site at the national, regional or local level, and the site does not lie within a strategic viewing corridor covered by planning policy. The site contains approximately 7.3ha of Ancient Woodland and that much of the remaining woodland is identified as deciduous woodland that is in the Priority Habitat Inventory.
- 8.81. The LVIA has identified that landscape character of the area is defined by its landform, vegetation, land use and time depth, all of which have informed the historic settlement pattern and growth of the area over time. The rural character, field patterns and steep gill valleys found within the site are characteristic of the local area and contribute to the landscape quality and scenic quality of the area. It has also identified that views of the site are experienced in the immediate local environment, but owing to the site's topography, more distant views are limited.
- 8.82. As with the development of any greenfield site of this scale, there will be adverse landscape and visual effects arising as a result of the proposals. Therefore the LVIA has fed into the approach to the site proposals and the mitigation of these impacts has been baked into the proposals and the site masterplan from a very early stage.
- 8.83. The landscape and visual analysis has informed the locations of the development parcels, green and blue infrastructure networks and land uses to create a framework for development that helps to minimise effects as far as possible. The locations of the maximum building height parameters has been landscape driven in order to limit the impact on views from the wider landscape. Building heights are restricted to two storeys in the most visually prominent locations to ensure the built form remains below the existing treed horizon. Areas of three to four storeys are located on lower ground or in the least visually prominent locations that benefit from a sense of enclosure by the existing woodlands. Priority habitat woodlands and the watercourses have been identified as key landscape characteristics that have been retained, enhanced, and given appropriate space and buffers, whilst being a fully integrated part of the site, in accordance with emerging policies DPN3: *Green Infrastructure* and DPN4: *Trees Woodland and Hedgerows*. The tree belt and woodlands along the sides western boundary will be bolstered, and ensure a significant green corridor connects to the proposed village centre and the Common.
- 8.84. The effectiveness of the mitigation measures is acknowledged in the LVIA to be dependent upon the type of mitigation proposed, and the timespan. For example, the mitigation measures implemented in relation to height and massing, open space, materials and lighting are all considered to have an immediate impact on the likely landscape and visual effects experienced as a result of the proposed development. In relation to trees and vegetation, the effectiveness of this additional mitigation measure is considered to improve with the passage of time, as new tree planting and vegetation grows and matures.

- 8.85. The LVIA identifies that owing to the barriers formed by the A272, with the developed part of the site all remaining to the south and directly adjacent to Ansty, that the proposals do not lead to any perceivable coalescence with Cuckfield due to the intervening road and the agricultural landscape to the north of the A272 being on rising ground that will remain open and undeveloped.
- 8.86. It is acknowledged that as with any development site, there will be adverse visual impact in the short term (construction stage). However, a number of receptors have been assessed within the High Weald AONB to take a broader view and inform an overall judgement. This assessment has found that there would be only Minor Adverse residual effects on the AONB as a result of the development, which would be as a result of the role of topography and vegetation of filtering and screening views.
- 8.87. The LVIA concludes that the site is visually well contained and overall, the assessed landscape and visual receptors are not considered to experience residual effects of major adverse significance as a result of the proposals. Further detailed analysis can be found in the LVIA contained within the Environmental Statement.

### **Parkland Reserve**

- 8.88. As identified in the introduction, this application is linked to a separate application for a Parkland Reserve that will secure 103ha of open space to the north of the site. The full details of the Parkland Reserve are addressed in the separate application for that site, but owing to the way in which they will be linked through a legal agreement, the delivery of the garden community will also result in the delivery of the Parkland Reserve, and result in the delivery of an additional net public benefit.
- 8.89. The Parkland Reserve proposals will see an area of 103ha that extends from the A272 north to Staplefield Road become an area of publicly accessible open space. The site is currently private land containing a number of open fields and woodland, with the very northern edge of the site being a playing field known as Beech Farm Field. Currently there are east-west Public Rights of Way that run across the site, but no formal connection north-south. The delivery of the parkland reserve will see the cessation of arable farming activity on the fields and the creation of open parkland. A new north-south connecting route will be installed that is suitable for both pedestrians and cyclists, with a new off-road cycle route providing a connection that links Staplefield Road to the North with the A272 to the south. The proposals will allow for circular routes to be taken within the park, providing access to areas of land not currently publicly accessible, and provide a range of experiences as the topography and landscape changes.
- 8.90. Given the existing sensitive nature of this part of the site, the existing landscape will be carefully managed through the introduction of conservation management methods including grazing regimes and re-wilding. The proposals will include measures to promote biodiversity enhancements and diversity, including a long-term management regime. This will ensure 20% BNG is achieved for the garden community site.
- 8.91. The approval of the development proposals will also see Beech Farm Field formally gifted to Cuckfield Cosmos Football Club, enabling them to make long term investment into their facilities there, so enhancing the ability of the club to organise training and play additional matches. These sport pitches will also be upgraded to make the turf more resilient with better drainage to ensure improved year round usage.
- 8.92. Overall the delivery of a parkland reserve – which is contingent on the delivery of the garden community - site will enhance public access to the countryside, increase biodiversity and conservation across the site, enhance existing sporting clubs/facilities, and deliver a significant community benefit to the wider Ansty/Cuckfield/Haywards Heath community.

### **Energy & Sustainability**

- 8.93. In order to quantify the energy use of the proposals, and ensure that they provide energy-efficient and future-proofed buildings that minimise carbon footprint, an energy assessment has been conducted by NRG Consulting.

- 8.94. Adopted planning policy sets out in policy DP39 that all development proposals must seek to improve the sustainability of development, and should seek to minimise energy use, explore opportunities for energy efficient energy supply, use renewable sources of energy, maximise efficient use of resources, limit water use to 110 litres/person/day, and have buildings show longer term resilience to climate change. Since this policy was adopted, the building regulations Part L 2021 have come into force, necessitating that all new homes must produce less CO2 emissions than required by Part L 2013
- 8.95. Whilst the application is in outline and is not seeking detailed approval, the energy assessment has sought to assess the proposals and set out an outline energy strategy to demonstrate what can be achieved on site.
- 8.96. The strategy has found that a targeted reduction in CO2 emissions by approximately 60% over the baseline of Part L 2021 can be achieved. This will be achieved through: high levels of thermal insulation to achieve values in line with the current Future Homes standard consultation document; use of LED lighting with high luminous efficiency; the use of Mechanical Ventilation with Heat Recovery (MVHR) systems; use of air source heat pumps, solar PV panels, solar hot water panels, ground source heat pumps, and appropriate sustainability measures on materials, water use, and active transport provision.

### **Agricultural Land**

- 8.97. National planning policy identifies that planning decisions should contribute to and enhance the natural and local environment by recognising the economic benefits of the best and most versatile agricultural land. The Mid Sussex District Plan identifies in Policy DP12 (and its supporting text) that there is no Grade 1 land in the District, and that there is 455.7 hectares of Grade 2 land (1.4% of the District). There is a large proportion of Grade 3 land, some of which could be identified as 3a and be included as ‘the best and most valuable’.
- 8.98. The agricultural land on site was surveyed by Kernon Countryside Consultants Ltd. in October and November 2022. Approximately 76.7 ha of the site is agricultural land, with the remainder comprising mostly woodland. This assessment identified the site to comprise a mixture of grades, including small areas of Grade 1, 2 and 3a, and mostly Subgrade 3b and woodland.
- 8.99. Approximately 13.2 ha/13.4% of the site is of Grades 1, 2 and 3a. The Grade 1 and some of the Subgrade 3a land is in small blocks at the northeasternmost corner. There is a larger block of Grade 2 and some Subgrade 3a in the centre of the site, but generally mixed with Subgrade 3b making it difficult to use separately and not appropriate for modern farming methods.
- 8.100. Planning Policy DP12 states that *“Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality”*
- 8.101. The Kernon report identifies that there is no definition of ‘significant development of agricultural land’. Therefore as a guide, Natural England’s threshold for consultation is considered. This identifies that the loss of 20ha of BMV is necessitating Natural England’s input. As the amount of BMV land on the site is

13.2ha, it is considered that the loss is not considered to be significant as it does not reach the necessary trigger point. The remainder of the site is poorer quality agricultural land (as identified in policy DP12) and a detailed survey has been undertaken in line with Policy requirements.

- 8.102. The report also seeks to quantify the economic benefits of the land. Given the size of the BMV land, the economic benefits are estimated to be around £3,400 - £4,200 per annum, which is considered to be modest.
- 8.103. Accordingly, the non-agricultural development of the site is considered to be in accordance with planning policy.
- 8.104. Further details on the agricultural land survey can be found in the Environmental Statement.

### **Air Quality**

- 8.105. Given the proximity of the A272, and the presence of the waste water treatment works to the north east of the site, and air quality assessment has been undertaken to assess the air quality of the area and its suitability for development.
- 8.106. The air quality assessment has found that when assessed against the Air Quality Objectives (AQO) set out in the Air Quality (England) Regulations 200 (as amended) the site will not experience an exceedance in the key levels of Nitrogen Oxides (NO<sub>2</sub>), PM<sub>10</sub> or PM<sub>2.5</sub>, all of which are key assessments for consideration of human health.
- 8.107. Odour assessments were taken across the site with a particular focus in the north eastern part of the site close to the waste water treatment works. Test readings were taken at various locations to the west and south west of the works, with three 'moderate adverse' results recorded from 39 tests. As a result, the odour impact has been assessed to be 'not significant'. Detailed dispersion modelling has also been conducted, which has shown that the receptors at the site do not exceed assessment criterion. Overall the maximum impact from the waste water treatment works is 'slight adverse', which is not significant.
- 8.108. Further to the tests conducted and the assessments made, measures incorporated into the development will further reduce potential adverse air quality effects. The utilisation of air and ground source heat pumps will minimise the need for local combustion to meet heating and cooling demands; the development and promotion of internal active travel routes will enable residents to use sustainable travel methods minimising the use of the combustion engine; a travel plan will be implemented facilitating a modal shift; Electric vehicle charging points will be installed to facilitate use of such vehicles at each residence; and the provision of bus services will further minimise the need to utilise fossil fuel powered vehicles.
- 8.109. Overall the assessment has concluded that site users would not be exposed to odour concentrations exceeding prevailing assessment thresholds and amenity on site would be acceptable. Further details can be found within the Environmental Statement

### **Noise & Vibration**

- 8.110. A noise modelling assessment for the site has been conducted, to ensure that the locations of proposed development within the site will not be subject to unacceptable noise levels and will provide a suitable environment in which to live.
- 8.111. The primary noise sources that could be impactful on the site have been identified as road traffic noise emanating from the A272 and the B2036. A site suitability assessment has been conducted which found that all required standards that apply to internal noise levels for residential use can be readily achieved, subject to dwellings on the northern boundary and the western boundary utilising standard performance double glazing. Similarly in the case of the schools and for educational use, the internal noise levels required by the identified British standards can be met, subject to minor mitigation measures such as moderate sound insulation and the use of the standard mechanical ventilation and heat recovery (MHVR) system typically utilised in schools.
- 8.112. Overall the proposals have been found to be able to meet the necessary noise standards for all forms of development proposed. Further details can be found in the Noise & Vibration chapter of the Environmental Statement.

### **Socio-Economics & Education**

- 8.113. A Socio-Economic Assessment has been conducted as part of the Environmental Statement to understand the baseline position of the area, and understand the socio-economic impacts of the proposals.
- 8.114. The delivery of the site will result in the creation of full time jobs during the construction phase, an increase in expenditure into the local economy from residents once the dwellings are completed, and an increase in tax revenue from residents as well. The creation of a commercial area will also lead to additional employment and job creation opportunities.
- 8.115. Aside from the economic factors, the proposals will deliver approximately 28 ha of publicly accessible open space and green space, along with Beechy Bottom Parkland Reserve. The provision of public open green space is assessed as having a high magnitude of positive impact to the new development, and a beneficial impact at the Local Area level.
- 8.116. The provision of a two and a half form entry new primary school and new SEND school are assessed as having a positive impact on the local area. Anticipated numbers of students are calculated using the Department for Education's pupil yield calculator. On this basis it can be seen that the primary school would cater for all of the expected pupils to be generated by the new development, and have a small level of capacity above this for pupils in the local area. The current SEND provision across the county is operating over capacity, and the need for additional SEND facilities has been identified at the County level. The provision of the new SEND school would therefore deliver an important benefit to local education needs more broadly and allow more children to receive the schooling that they require.
- 8.117. The assessment identifies that there will be significant adverse effects on the demand for primary healthcare and secondary education, prior to additional mitigation. To address these concerns, the

proposals will provide financial contributions towards secondary school education based on specific developer obligations set out by the Council.

- 8.118. As a result of these additional mitigation measures, the magnitude of impact on healthcare is deemed to be low. The magnitude of impact on secondary education is deemed to be negligible, leading to a residual effect that is 'minor adverse' and not significant for secondary education
- 8.119. Overall the proposals will deliver a benefit to the area in socio-economic terms. The development will deliver housing, open green space, play space, jobs, and needed education facilities. For those aspects where the proposals will deliver an adverse impact, this will be mitigated through specific developer contributions.

### **Arboriculture**

- 8.120. The site contains a number of trees, hedgerows, and woodland areas. Accordingly these have all been assessed in an arboricultural impact assessment prepared by Arbortrack.
- 8.121. The tree assessment has been utilised to help shape the development proposals through ensuring root protection areas, ancient woodland buffers and vehicular routes are considered in the context of the existing trees. Owing to the two gill valleys that run east-west across the site, it will be necessary to install bridges to enable vehicular access that runs north-south across the site. The tree survey has been utilised to identify where trees will need to be removed, choosing locations where trees are of lower quality and the bridges will cause the minimum amount of harm.
- 8.122. The assessment found 943 trees on site, of which the majority were either category 'B' or 'C'. The majority of trees that have been identified as being necessary for removal in order to facilitate the development are category 'C' (low quality) (89 trees); 8 are 'U' (unsuitable for retention) and 16 are 'B' (moderate quality). No category 'A' (high quality) trees will be removed.
- 8.123. The tree report identifies that some of the trees present on site are part of a large area of commercial forestry (planted approximately 25 years ago). Notwithstanding that those trees were intended for commercial use, these trees will be largely retained.
- 8.124. The report identifies that in the context of such a scheme, the loss of the identified trees is of an acceptably low impact that is likely to have minimal amenity impact. New planting of broadleaved trees on at least a 1:1 basis will be provided, and there is scope on site to deliver this. Overall the proposals have been determined to be arboriculturally sound and the long term wellbeing of retained trees can be suitably safeguarded.

### Archaeology

- 8.125. An archaeological survey has been undertaken on the site in order to ascertain if the proposals are likely to be impactful on any archaeological deposits. The survey has found that there are no designated heritage assets within the site boundary, and that the site does not lie within a Conservation Area. The northern part of the site falls within an Archaeological Notification Area, and therefore the site does have some potential for features to be discovered.
- 8.126. The survey has identified that some of the hedgerows within the site can be considered as important historic hedgerows, and should be retained where possible. Accordingly the illustrative design and layout has sought to retain as many of the hedgerows as possible.
- 8.127. Overall there have been no reasons identified from an archaeological perspective as to why the proposed development should not occur. For further information please see the accompanying Archaeological Assessment.

### Drainage

- 8.128. A Flood Risk Assessment (FRA) has been undertaken to establish the suitability of the site and assist in locating development in appropriate areas. The site is primarily in Flood Zone 1, with a linear area of Flood Zone 2 running along a stream that flows through the site (Copyhold Gill). Accordingly the development areas have all been located away from the areas of Flood Zone 2 and lie where there is the lowest risk of fluvial flooding.
- 8.129. Given that all residential development can be comfortably located within the areas subject to the lowest risk of fluvial flooding, there are no specific mitigation measures proposed or required with regards to development location.
- 8.130. Accordingly a Sustainable Urban Drainage System (SuDS) strategy has been prepared in outline form, setting out how through a network of ponds and grassed swales any surface water runoff can be appropriately managed, and that there is ample space to address the required attenuation and treatment of any runoff. A preliminary assessment of the performance of the initial SuDS system under the 1 in 30 year + 40% climate change storm was undertaken and shows that the proposed SuDS are capable of accommodating the required stormwater runoff volumes.

### Minerals

- 8.131. The site has been confirmed by WSCC as lying within four mineral safeguarding areas for building stone and for alternative oil and gas exploration. For gas and oil, WSCC have confirmed that unless an active permission is in place, that resource is not safeguarded under WSCC policy. For building stone, a Minerals Resource Assessment (MRA) is required to be submitted with any application.
- 8.132. A minerals assessment has been undertaken, which has found that much of the Ardingly Sandstone Member and Cuckfield Stone Bed identified as being on site are highly weathered and not competent enough for the purpose of building stone. In addition, the on-site constraints of ancient woodland, listed

buildings, watercourse, and associated flood zone areas render any deposits uneconomical to extract, in accordance with policy M9.

8.133. Further detail can be found in the accompanying Minerals Assessment

### **Sport Facility Provision**

8.134. As identified earlier in this section, the proposals will include the provision of sports facilities on site. The facilities provided have sought to cater for sports which have a shortfall of provision in the local area, and following engagement with national bodies (namely the Lawn Tennis Association and England Hockey), the sports provision will meet an identified need. The provision also seeks to work harmoniously with the existing sports provision in the immediate vicinity (namely the football club, rugby club, and cricket clubs) and therefore does not seek to replicate or compete with any of these existing popular facilities.

8.135. As identified in the QRD report, given the quantum of proposed development, approximately 5.8ha of sports facilities should be provided. This will be achieved in part through the identified hockey and tennis facilities, but also through the new primary school playing fields which will include a Community Use agreement, that would allow the sports pitches to also be utilised as sports pitches outside of school hours for appropriate clubs.

8.136. It is acknowledged that the entire 5.8ha would not be able to be provided on site. Therefore the proposals also include enhancements to off-site facilities that are within the applicants control. The playing fields at Beech Field Farm are known to suffer from issues of playability in the winter months due to waterlogging, and therefore as part of these proposals off-site improvements to support additional use of these playing fields will be made.

### **Health Impact Assessment**

8.137. A Health Impact Assessment (HIA) has been conducted on the proposals to identify and assess the potential health outcomes (both beneficial and adverse) of the proposed development. The HIA team have also been involved with the refinement of the design and layout, ensuring that the proposals deliver a number of positive health and wellbeing benefits from the outset. This has resulted in a development being proposed that not only provides housing to assist in meeting short term need, but also one that is designed to respond to population growth.

8.138. The proposals have been assessed as delivering numerous benefits to the community, through aspects such as access to open space and nature, access to on-site health and social care services and other infrastructure; accessibility and active travel, crime reduction and community safety; minimising the use of resources; and social cohesion through inclusive design. All of these aspects have been assessed, with the HIA identifying a positive impact on health through the proposals.

8.139. Greater details can be found in the accompanying HIA.

## 9. Planning Balance

- 9.1. To aid the decision maker, this Planning Statement sets out an overall planning balance in weighing the considerable public benefits of this scheme against any adverse effects, including harm to the significance of heritage assets.
- 9.2. As acknowledged in Chapter 7 of this statement, the proposals are contrary to the adopted development plan. However, when considering the planning balance as a whole, the benefits delivered by the proposals demonstrably outweigh the policy conflict that results from being contrary to the development plan

### **Benefits of the Proposed Development**

#### Economic Considerations

- The proposals will deliver market and affordable housing that will meet identified deficiencies in the medium and long term housing supply in MSDC..
- The proposals will deliver a housing mix through both the market and affordable housing that will accord with policy and meet identified needs
- The proposals will enhance Ansty as an economically viable settlement and create a strong and responsive economy, with approximately an additional £737,000 spent per annum in the Local Area.
- The proposals would generate between £360,000 and £400,000 in worker expenditure per annum based on the employment scenario for the site.
- There will be temporary increased expenditure from those employed during the construction stage.
- There will be temporary benefits from the use of local trades and suppliers during construction.
- Once residential expenditure and worker expenditure are accounted for, it is estimated that the Proposals will generate between £1.10m and £1.13m of additional expenditure in the Local Area per annum.
- The additional population in Ansty could result in in-migration from business sectors and specialisms, and could further diversify the economy of the area.
- New job opportunities delivered through the provision of new commercial units in the community hub
- New employment possibilities delivered on site as a result of growth of home working.
- Job opportunities on site reduce the need for out-commuting
- Additional properties and residents will lead to an increase in Council tax revenue of approximately £2.6million, generating an uplift of council tax income for MSDC of approximately 7% and a cumulative public sector revenue increase.
- The granting of planning permission on the site will also lead to MSDC receiving financial benefit from the New Homes Bonus.
- The Economic Footprint of House Building in England and Wales (July 2018) report, prepared by the Home Builders Federation and Lichfields, reaffirms all of these benefits. It states that the delivery of new housing delivers all of the benefits set out above, as well as each new dwelling generating 3.1 jobs (when direct and indirect jobs are considered), delivers significant fiscal benefits, and generates spending in shops and on local services.

### Social Considerations

- A diverse population that partakes in many varied aspects of the economy will create a strong, vibrant, diverse and competitive economy. The employment opportunities created by the site, in addition to the site's connectivity to Cuckfield, Haywards Heath, and Burgess Hill will lead to a varied social make-up and ensure a rich mixture of social backgrounds.
- The proposals will deliver a range of housing types, sizes, and tenures to meet the needs of the community as identified in both the emerging planning policy and the SHMA.
- The proposals will contribute towards significant unmet housing need in the local Strategic Housing Market Area, notably 7,050 homes which are being unmet in the emerging Crawley Borough Local Plan.
- The provision of affordable housing will help to meet the need for housing for those who are unable to afford market housing, a need which has been underprovided for in Mid Sussex for a significant number of years.
- The provision of open space throughout the site and the proximity of the site to the adjacent Parkland Reserve will assist in providing the social, recreational, and cultural facilities needed in a healthy and balanced community, as outlined in chapter 8 of the NPPF.
- The provision of a new primary school and a new SEND school will assist in addressing identified educational needs in the area.
- The proposals will enhance the connectivity of the existing settlement of Ansty to Haywards Heath and Cuckfield. The highways improvements, pedestrian improvements, and cycle way improvements, along with improvements to the existing Public Rights of Way, will ensure that better use can be made of these assets year round.
- Provision of Health Hub including new GP surgery.

### Environmental Considerations

- The Site is in a sustainable, readily accessible location.
- The site has been designed to encourage cycling and walking, with the enhancement of the existing on site Public Rights of Way included as part of the proposals.
- The proposals will deliver biodiversity mitigation and betterment.
- The proposals will deliver environmental and biodiversity net gains from new planting and green infrastructure with 20% BNG achieved overall.
- The site has a low flood risk, and proposals will result in no impact to the existing watercourse downstream.
- The proposals will utilise modern materials in a traditional style, and will utilise sustainable construction methods that take a fabric-first approach and exceed the latest energy standards as set out in Part L of the Building Regulations 2021.
- Energy use by occupants will be reduced, without requiring resident behaviour to change.
- The proposals will provide opportunities for alternative modes of transport aside from the car, with the provision of five mobility hubs encouraging a variety of modal uses.

- Bicycle usage will be encouraged through the opportunity to safely store bicycles either in a garage or securely in a rear garden attached to the property.
- Enhancement of off-site accessibility to local destinations such as Haywards Heath, providing opportunities to travel to this nearby larger settlement without the need to utilise the private car.
- Proposals represent a targeted reduction in CO2 emissions over the baseline of Part L 2021 Building Regulations of a minimum of 60%

### **Potential Harms Resulting from the Proposed Development**

#### Economic Considerations

- Proposals may reduce expenditure at existing local centres, in particular the current petrol station shop in Ansty
- Concern that there are insufficient local jobs that will support the increase in population

#### Social Considerations

- Proposals will result in more vehicles on the road than currently experienced
- Greater demand for water/electricity in an area where shortages have been an issue
- Noise/traffic disruption during construction period
- Development is not wanted by local residents and may result in lack of harmony in society between existing residents and residents of the new development
- Village boundaries moved closer together
- Greater demand on existing local leisure facilities
- Increased demand on existing local services
- Visual impact arising from views across the site
- Visual impact on AONB

#### Environmental Considerations

- Development will lead to the loss of fields/agricultural land and change landscape character
- Proposals will result in the removal of a number of trees
- Development of the site will disrupt and displace existing wildlife
- Greater levels of surface water run off potentially impacting surrounding environment
- Noise impact of greater numbers of people on site, in particular increased vehicular noise
- Impact of new artificial lighting introducing into the countryside

- 9.3. Of the harms identified, it is clear that any development of the site that occurs will lead to a change in visual amenity/landscape character. However, through work conducted as part of the LVIA, the layout of the development proposals within the site has been designed in a manner that visual intrusion and visual impact are minimised.
- 9.4. The loss of agricultural land, trees, and displacement of wildlife have all been assessed by technical consultants who have analysed the proposed development and identified that the impacts are either appropriate or can be suitably mitigated. Similarly the impact of noise, surface water run-off, and lighting have been demonstrated (or can be secured through planning condition) to ensure that they are appropriately managed and mitigated on site.
- 9.5. With regards to the economic and social harms that could arise, the possible reduction in spending at existing local centres will be counterbalanced by there being an increased population spending a greater amount in the area as a whole, delivering an increased net spend and a more prosperous economy. The concerns raised regarding greater pressures on local services (such as schools) will be offset through the provision of financial contributions (where required), secured through a legal agreement that ensures that the existing local services are appropriately funded and can accommodate additional demand.
- 9.6. The social impact of extending the boundary of built form at Ansty up to the A272 will move the boundary of Ansty closer to Cuckfield, but with the firm boundary of the A272, and the open area between Cuckfield and the A272, the settlements will not merge and harm from the merging of settlements will not arise. Detailed analysis of the proposals, the local road network, and the potential impacts from the development have been undertaken. They have found that the increase in vehicular traffic - as modelled in a manner agreed with WSCC Highways – will not result in cumulative impacts (when considered in conjunction with other proposed developments) that will result in severe impacts on the road network, and that where there will be increased traffic at key junctions suitable mitigation measures can be put in place.
- 9.7. Overall, the harms identified have been addressed through the technical work undertaken during the formulation of the proposals. The public benefits of the scheme, including the provision of new schools, sports facilities, local services, and housing; along with the economic benefits that will be delivered through increased tax income and local expenditure; as well as the securing of public open space in the AONB through the provision of the accompanying Parkland Reserve, outweigh the harms derived. The proposals will result in the delivery of a scheme that delivers quantifiable public benefits that far outweigh the position of the proposals being contrary to the adopted development plan.

## 10. Conclusion

- 10.1. This Planning Statement supports the submission of an Outline Planning Application in relation to Land East of Ansty, near Haywards Heath, Mid Sussex District, submitted to Mid Sussex District Council (MSDC) on behalf of Fairfax Acquisitions Ltd and the Norris Family.
- 10.2. The application is for the following:
- Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care (C2 units), a primary school, new SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping.*
- 10.3. The application proposes a new high quality mixed use garden community comprising a range of dwelling types, sizes and tenures, with varying density and heights across the site. The delivery of up to 1,450 dwellings will see market housing, affordable housing, and residential care units delivered as a cohesive whole community.
- 10.4. The delivery of housing is a key benefit of the scheme. The current standard methodology calculations for housing need identify a need of 1,145 dwellings per annum. This is the starting point and the minimum figure that Local Authorities should be seeking to deliver. The currently adopted development plan does not deliver sufficient housing to meet this identified need, and the emerging local plan does not seek to deliver housing at a level that will meet this identified need. Furthermore there is identified unmet housing need in a number of adjoining and nearby authorities – such as Crawley and Brighton – that Mid Sussex should be seeking to assist with. Furthermore, the district has an identified 1,993 households on the housing register (as of 31 March 2022). Over the past 16 years, only 2,407 units have been added to the affordable housing stock, at an average of 150 per year. These proposals will deliver 30% affordable housing on site that will assist significantly in helping to meet this chronic need for affordable housing.
- 10.5. The proposals are in a sustainable location, adjacent to the existing settlement of Ansty, and based on the 20 minute neighbourhood principles that seek to deliver complete, compact and well-connected communities. The delivery of a primary school, SEND school, commercial space, allotments, sports facilities, health hub and open green space will ensure that both the residents of the new development and the existing residents of Ansty will not be required to regularly embark on car journeys for everyday essentials.

- 10.6. Planning policy officers initially chose to allocate this site in the early draft of the Regulation 18 draft Local Plan which was considered by members at Scrutiny committee in January 2022. The only reason it was subsequently removed from the draft plan was due to perceived severe impacts on the local highway network, specifically at four junctions. Having subsequently undertaken detailed highways analysis utilising a traffic modelling methodology that has been approved through discussions with WSCC Highways, it has been concluded that any impacts can be appropriately mitigated, and as such there will not be any severe impacts.
- 10.7. Specifically, individual design analysis of the junctions in question has identified improvements can be delivered to ensure there is no significant impact on the highways network whilst providing for better integration of vehicles, pedestrians and cyclists, designed to encourage a modal shift away from the private car for both residents of the new development and existing residents in the local area. This modal shift is also actively promoted within the development scheme with the provision of mobility hubs, EV charging points, and early engagement with local bus companies to ensure that a bus service could readily operate through the site.
- 10.8. The proposals have also considered in detail the potential impacts of the development on heritage, landscape, trees, soil, ecology, energy, air quality, noise, drainage, and archaeology, and have been found to be appropriate in all cases, with appropriate mitigation designed into the proposals where necessary.
- 10.9. The proposals are directly linked to the provision of an 103ha Parkland Reserve, located to the north of the site, that is linked through a legal agreement. The development of the Garden Community would therefore also result in the delivery of the Parkland Reserve, providing public open space, improved pedestrian and cycle links between Staplefield Road and the A272, as well as securing public access to an area of the AONB which cannot currently be accessed.
- 10.10. As a whole the proposals have been robustly justified and there is a clear and compelling case for concluding a significant positive planning balance when weighing up the benefits brought by the proposals. Accordingly Mid Sussex District Council are respectfully requested to grant outline planning permission.

# Planning Statement

Land to the East of Ansty – Proposed delivery of a new Garden Community

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## Appendices

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# Planning Statement

Land to the East of Ansty – Proposed delivery of a new Garden Community

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## Appendix 1 Relevant Planning Policies

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## Adopted Development Plan

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- 10.11. Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs LPAs to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise. Section 38(3) of the Act sets out that the Development Plan includes the “*development plan documents (taken as a whole) which have been adopted or approved in relation to that area*”.
- 10.12. Mid Sussex District Council’s District Plan (2014-2031) was adopted in March 2018 and provides the overarching development plan guiding development management decisions across the District. With regard to this proposal, the following policies are particularly relevant:
- 10.13. Policy DP12: *Protection and Enhancement of Countryside* states that
- “*Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the policies map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and;*
  - *It is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.*”
- 10.14. Policy DP16: *High Weald Area of Outstanding Natural Beauty* sets out that:
- “*Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan. Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.*”
- 10.15. Policy DP26: *Character and Design* states that all development must demonstrate that:
- It is of a high quality design and layout, and includes appropriate landscaping and greenspace
  - creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
  - protects open spaces, trees and gardens that contribute to the character of the area
- 10.16. Policy DP34 *Listed Buildings and Other Heritage Assets* sets out that development will be required to protect Listed Buildings and their settings through:
- A thorough understanding of the significance of a listed building and its setting has been demonstrated;
  - Giving special regard to protecting the setting of a listed building

- 10.17. Policy DP37: *Trees, Woodland and Hedgerows* clarifies that the District Council will support the protection and enhancement of trees, woodland and hedgerow, with special regard had for the protection of ancient woodland.

*Trees, woodland and hedgerows will be protected and enhanced by ensuring development*

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change;*

*Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.*

- 10.18. Policy DP38: *Biodiversity* states that biodiversity will be protected and enhanced by ensuring development meets multiple criteria, including:

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments*
- *Protects existing biodiversity, so that there is no net loss of biodiversity.*
- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors*
- *Promotes the restoration, management and expansion of priority habitats in the District*
- *Avoids damage to, protects and enhances the special characteristics of nationally designated Areas of Outstanding Natural Beauty*

*Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.*

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## The National Planning Policy Framework

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- 10.19. The National Planning Policy Framework (NPPF) (2023) sets out the overarching framework used for assessing planning applications and preparing Local Plans, based on the Government's aims for the planning system, detailing principles and guidance. The National Planning Practice Guidance (PPG) provides additional guidance to support the NPPF.
- 10.20. The NPPF seeks to contribute to the achievement of sustainable development, through meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- 10.21. Sustainable development has three interdependent objectives that need to be supported in mutually supportive ways:
- Economic Role** – helping to 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;
- Social Role** – supporting 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs;
- Environmental Role** – contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land
- 10.22. Paragraph 12 of the NPPF reiterates the statutory status of the Development Plan as the starting point for decision making. Reflecting section 38(6) of the Planning and Compulsory Purchase Act, 2004 (the Act), paragraph 12 states:
- “The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*
- 10.23. Chapter 5 outlines the requirements for *Delivering a sufficient supply of homes*. In particular paragraph 61 sets out the approach by authorities to determine the number of homes needed using the results of local housing need assessments. *In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.*
- 10.24. Secondly, paragraph 73 states the following:
- “The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes).”*
- 10.25. It should be noted that whilst paragraph 73 is set in the context of plan making, paragraph 73 does not explicitly restrict itself to plan making and therefore can also be equally applied to planning applications.
- 10.26. Chapter 11 focuses on the need to make an efficient use of land. Paragraph 119 identifies, except where there is a conflict with the NPPF, that policies and decisions should *“promote an effective use of land in*

*meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”*

- 10.27. Chapter 12, *Achieving well-designed places*, sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Therefore it is important that developments will function well and add to the quality of the area over their lifetime; are visually attractive; are sympathetic to local character and history; maintain a strong sense of place; optimise the potential of the site to accommodate an appropriate amount of development and support local facilities; and create places that are safe, inclusive and accessible.
- 10.28. Paragraph 124 relates to the achievement of appropriate densities, advising that development should (summarised) make an efficient use of land taking into account matters such as the need for different types of housing, local market conditions, desirability of maintaining an area’s character and the importance of securing well designed and healthy places.
- 10.29. Paragraph 125 goes on to state that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important to avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. Furthermore, with regard to densities, paragraph c states that applications should be refused where there are considered to fail to make an efficient use of land taking into account the advice in the NPPF.
- 10.30. Chapter 12 also focuses on the importance of creating high quality places, recognising that good design is a key aspect of sustainable development, creates better places to live and work, and helps make development acceptable (paragraph 126).
- 10.31. Paragraph 130 goes on to state that decisions and policies should ensure that developments:
- “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;*
  - and*
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*
- 10.32. Chapter 15 *Conserving and Enhancing the natural environment* sets out in paragraph 176 that “great weight should be given to conserving and enhancing landscape and scenic beauty in.... Areas of

*Outstanding Natural Beauty... The scale and extent of development within these designated areas should therefore be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas .*

- 10.33. Chapter 16 *Conserving and enhancing the historic environment* identifies that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation.

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## Ansty, Staplefield & Brook Street Neighbourhood Plan

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- 10.34. The Ansty, Staplefield and Brook Street Neighbourhood Plan was formally made on 2<sup>nd</sup> February 2017.

- 10.35. Policy AS1: New Housing Development

*The Ansty, Staplefield and Brook Street Neighbourhood Plan area is subject to significant environmental constraints and as a result new housing should be focused within the Development Boundary of Ansty as identified in the proposal map. Other proposals for small scale housing development of up to 10 units, to meet identified local need will only be permitted subject to the criteria below and compliance with other policies within the plan, in particular AS2 and AS3:*

- a) *The proposed development contributes to sustainable development;*
- b) *Any application is supported by assessment of the environmental and visual impact of the proposal and include as necessary appropriate mitigation measures.*
- c) *An application is supported by a robust assessment of the impact of the proposal upon the local highway network.*
- d) *The proposal provides a mix of tenure types including private, social rented and shared equity (intermediate) to meet local housing need.*

*All other development proposals outside the Ansty Development Boundary will not be permitted unless:*

- *They comply with the countryside policies of the Mid Sussex Local Plan 2004 or the Mid Sussex District Plan once it is adopted; Or*
- *They relate to necessary utilities infrastructure where no reasonable alternative location is available.*

- 10.36. Policy AS2: Preventing Coalescence

*Development proposals are expected to demonstrate that they would not result in the coalescence with any neighbouring settlement either individually or cumulatively or result in the perception of openness being unacceptably eroded between the following areas:*

- *Ansty and Burgess Hill*

- *Brook Street and Cuckfield*
- *Ansty and Cuckfield*

*Planning permission will not normally be granted for development which:*

- *Contributes towards the ad hoc or isolated development of dwellings outside the built up area, including infilling of built up frontages or linear development along roads.*

10.37. Policy AS4: Housing Mix

*Residential developments must provide a mix of dwelling sizes (market and affordable) that reflect the best available housing evidence.*

*In the early part of the plan period, the housing evidence indicates a particular emphasis on the provision of 1- and 2-bed dwellings. It is therefore expected that in the early part of the plan period developments will provide a mix of dwellings include the provision of 1 and 2 bedroom dwellings to reflect the local housing need.*

10.38. Policy AS8: Improvement of Community Facilities

*Proposals that would result in the improved provision of community facilities will be strongly supported. In the case of the Village Centre in Ansty and the Pavilion in Staplefield, this is particularly the case for proposals that would re-provide and improve such facilities on the existing site.*

10.39. Policy AS13: Traffic Management

*The provision of traffic management solutions to address the impacts of traffic arising from development at north west Burgess Hill will be strongly supported. This includes either directly provided solutions or the use of contributions from development to contribute towards the costs of provision.*

10.40. Policy AS14: Walking And Cycling Routes

*The provision of improved walking and cycling routes to Cuckfield, Haywards Heath and other surrounding villages will be strongly supported. Ansty and Staplefield Parish Council will work with Mid Sussex District Council, West Sussex County Council and other interested parties to put in place an improved walking and cycling network.*

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## Cuckfield Neighbourhood Plan

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10.41. Whilst the majority of the site lies within the Ansty, Staplefield and Brook Street Neighbourhood Plan Area, the northern section of the proposed developed area (west of the sewage treatment works) falls within the boundary of the Cuckfield Neighbourhood Plan (CNP). The CNP was formally made on 1<sup>st</sup> October 2014.

10.42. Policy CNP 1 – Design of New Development and Conservation

*New development in accordance with the Neighbourhood Plan will be permitted where it:*

- a) *Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 – Conservation Areas and Character Areas, by way of;*
  - i. *height, scale, spacing, layout, orientation, design and materials of buildings*
  - ii. *the scale, design and materials of the public realm (highways, footways, open space and landscape), and*
- b) *Is sympathetic to the setting of any heritage asset and*
- c) *Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and*
- d) *Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and*
- e) *Creates safe, accessible and well-connected environments that meet the needs of users, and*
- f) *Will not result in unacceptable levels of light, noise, air or water pollution, and*
- g) *Makes best use of the site to accommodate development.*

10.43. Policy CNP 4 – Protect and Enhance Biodiversity

*Proposals should protect and enhance biodiversity by:*

- a) *Protecting designated sites, protected species and ancient or species-rich hedgerows, grasslands and woodlands, and*
- b) *Preserving ecological networks, and the migration and transit of flora and fauna, particularly between urban areas, and*
- c) *Protecting ancient trees or trees of arboricultural value, and*
- d) *Promoting the mitigation, preservation, restoration and re-creation of wildlife habitats, and the protection and recovery of priority species and*
- e) *Providing a net gain in flora and fauna, in particular those defined on Map 6 - Biodiversity, and*
- f) *Adopting best practice in Sustainable Urban Drainage*

### 10.44. Policy CNP 5 - Protect and Enhance the Countryside

*Outside of the Built up Area Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where:*

- a) It is allocated for development in Policy CNP 6 (a) and (b) or would be in accordance with Policies CNP 10, CNP 14 and CNP 17 in the Neighbourhood Plan or other relevant planning policies applying to the area, and*
- b) It would not have a detrimental impact on, and would enhance, areas identified in the Cuckfield Landscape Character Assessment (summarised in Table 1) as having major or substantial landscape value or sensitivity, and*
- c) It would not have an adverse impact on the landscape setting of Cuckfield and*
- d) It would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area, in particular those defined on Map 5, and*
- e) Within the High Weald Area of Outstanding Natural Beauty it would conserve and enhance landscape and scenic beauty and would have regard to the High Weald AONB Management Plan.*

### 10.45. Policy CNP 8 - Affordable housing

- a) On sites able to accommodate four or more dwellings, it will be expected that the equivalent of a 30% affordable housing provision will be made on-site subject to viability considerations.*
- b) The type of affordable housing provision should reflect local needs, and shared ownership provision for smaller households is particularly encouraged.*
- c) The location, layout and design of the affordable housing within the scheme should create an inclusive development.*

### 10.46. Policy CNP 16 – Transport Impact of Development

*Proposals will be permitted where they meet the following criteria:*

- a) Safely located vehicular and pedestrian access with adequate visibility exists or could be created; and*
- b) Development proposals would ensure sustainable transport links to the principal village facilities including the village centre, the primary and secondary schools and recreation open space are provided; and*
- c) Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements; and*
- d) Where development would add to traffic congestion in the village or inappropriate traffic on rural lanes, proposals should be brought forward to mitigate any traffic impact or contribute funding towards local transport schemes*
- e) Development proposals for new developments should include secure cycle storage and ideally storage for children's buggies and mobility scooters where appropriate*
- f) Development proposals would maintain or enhance the existing routes of the twittens (public rights of way)*

### 10.47. Policy CNP 21 - Securing Infrastructure

*Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan which can be provided in a timely manner, through developer contributions subject to an appropriate assessment of viability.*

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## West Sussex Minerals & Waste Plan

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10.48. The West Sussex Joint Minerals Local Plan (2018 (Partial Review March 2021) sets out the way in which mineral resources will be produced and managed across the County

### 10.49. Policy M9: Safeguarding Minerals

- a) *Existing minerals extraction sites will be safeguarded against non-mineral development that prejudices their ability to supply minerals in the manner associated with the permitted activities.*
- b) *Soft sand (including potential silica sand), sharp sand and gravel, brick-making clay, building stone resources and chalk reserves are safeguarded against sterilisation.*

*Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E) will not be permitted unless:*

- i. *Mineral sterilisation will not occur; or*
- ii. *it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or*
- iii. *the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible*

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## Emerging District Plan

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10.50. The Mid Sussex District Plan 2021-2039 (published for Regulation 18 Consultation between 7<sup>th</sup> November and 19<sup>th</sup> December 2022) identifies a number of emerging policies that are considered relevant to the proposals. Given their emerging nature and potential to change, these have been summarised and not repeated in full. Given the emerging status of the new District Plan, these policies can be attributed no more than limited weight. This is based upon the approach taken in appeal APP/D3125/W/17/3182718, where the emerging Local Plan had reached examination stage, the plan was at the time subject to a consultation on main modifications, but was still only afforded limited weight.

- 10.51. *DPS1: Climate Change*, which identifies that the council will seek to reduce carbon emissions, maximise carbon sequestration, and how the plan will seek to address issues around climate change adaptation and mitigation

*DPS2: Sustainable Design and Construction*

- 10.52. “All developments are required to submit a Sustainability Statement to demonstrate how through its design, construction, operation and use it will contribute to the reduction of carbon emissions, increase resilience to the impacts of climate change and improve sustainability”. It sets out minimum standards that will be required to be met. For developments of over 1,000 units, it identifies that the minimum standard will be in accordance with Policy DPH4.

*DPS4: Flood Risk & Drainage*

- 10.53. “Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council’s Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk” The policy goes on to state that Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, and that the long term maintenance and management of such SuDS must be identified through a maintenance and management plan.

*DPS5: Water Infrastructure and Water Environment*

- 10.54. Development should protect and enhance water resources and water quality and take measures to control pollution of the water environment.

*DPS6: Health and Wellbeing*

- 10.55. All new development must be designed to achieve healthy, inclusive and safe places, which enable and support healthy lifestyles and address health and wellbeing needs in Mid Sussex, as identified in the Joint Strategic Needs Assessment and West Sussex Joint Health and Wellbeing Strategy.

*DPN1: Biodiversity, Geodiversity and Nature Recovery*

- 10.56. Biodiversity will be protected and enhanced by ensuring development: Protects existing biodiversity; Takes appropriate measures to avoid and reduce disturbance to sensitive habitats and species; Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity.

*DPN2: Biodiversity Net Gain*

- 10.57. Development (as defined in the Environment Act 2021 or its secondary legislation or as amended by the government) will need to deliver a net gain in biodiversity which will contribute to the delivery of ecological networks, green infrastructure and nature recovery

*Level of Biodiversity Net Gain*

10.58. Biodiversity net gain will be calculated and assessed using the Government's published biodiversity metric. The biodiversity net gain calculation and assessment should be completed by a suitably experienced and qualified ecologist and submitted in full with the application for development.

10.59. The minimum percentage of biodiversity net gain required will be 10% as set out in legislation (or as amended by the government) or greater where it is required in another policy or a Supplementary Planning Document. The Council will encourage a higher level of biodiversity net gain and developments should seek to maximise opportunities, especially where development is located in or in proximity to the Biodiversity Opportunity Areas or priority habitats.

10.60. A minimum percentage of biodiversity net gain of 20% will be required on Significant Sites DPSC1 – DPSC3.

*DPN3: Green Infrastructure*

10.61. Green Infrastructure will be protected and enhanced, and will be expected to demonstrate that opportunities have been taken to:

- *Strengthen connectivity and resilience of ecological networks; and*
- *Improve resilience to the effects of climate change; and*
- *Support health and wellbeing by providing access to green space, nature and rights of way.*

*DPN4: Trees, Woodland and Hedgerows*

10.62. Existing trees, woodland and hedgerow will be protected; new trees woodlands and hedgerows will be encouraged in suitable areas;

*DPN7: Noise Impacts*

10.63. The natural environment and people's health and quality of life will be protected from unacceptable levels of noise.

*DPN8: Light Impacts and Dark Skies*

10.64. The natural environment and people's health and quality of life will be protected from unacceptable levels of light pollution. Development proposals must demonstrate that all opportunities to reduce light pollution (including sky glow, glare and light spillage) have been taken and that lighting proposals present the minimum amount of lighting necessary to achieve its purpose.

*DPN9: Air Quality*

10.65. The natural environment and people's health and quality of life will be protected from unacceptable levels of poor air quality. The use of active and sustainable travel measures and green infrastructure to reduce pollution concentrations and exposure is encouraged. Development proposals will need to take into account the Council's air quality guidance.

### *DC1: Protection and Enhancement of the Countryside*

- 10.66. The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:
- it is necessary for the purposes of agriculture; or
  - it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.
- 10.67. The best and most versatile agricultural land (Grades 1, 2 and 3a) will be protected from non-agricultural development proposals and will be protected from being covered by artificial surfaces that will prevent future use of the soils. Where significant development of any grade of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.
- 10.68. Development proposals should demonstrate they are informed by landscape character. The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the rural and landscape character.

### *DPC2: Preventing Coalescence*

- 10.69. The individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.

### *DPC3: New Homes in the Countryside*

- 10.70. New homes in the countryside, defined as areas outside the built-up area boundaries, will be permitted in specific circumstances, including where The proposed development meets the requirements of Policy DPH2: *Sustainable Development – Outside Built-Up Area*, or where the proposed development is not in conflict with Policy DPC1: Protection and Enhancement of the Countryside;

### *DPC4: High Weald Area of Outstanding Natural Beauty*

- 10.71. Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves and enhances natural beauty and has regard to the High Weald AONB Management Plan.

### *DPB1: Character and Design*

- 10.72. All new development should be of high quality and must respond appropriately to its context, be inclusive and prioritise sustainability. This includes: the design and layout of new buildings, alterations to existing

buildings and the design of surrounding spaces. All applicants will be required to demonstrate that development takes into account: site context; layout streets and spaces; the structure of the development, high quality building design, and residential amenity

*DPB2: Listed Buildings and Other Heritage Assets*

- 10.73. Development will be required to preserve or enhance listed buildings and their settings.

*DPT1: Placemaking and Connectivity*

- 10.74. Development shall provide appropriate infrastructure to support the vision and objectives of the West Sussex Transport Plan 2022-2036 and meet the requirements of the NPPF. In doing so, this will include the provision of a Transport Assessment / Statement, Sustainable Transport Strategy and Travel Plan; demonstrate how all relevant sustainable travel interventions will be maximised and taken into account; development will be designed to prioritise sustainable and active modes of travel; and create liveable communities that strive to embody the 20-minute neighbourhood concept whilst delivering attractive and healthy places.

*DPT2: Rights of Way and Other Recreational Routes*

- 10.75. Rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way

*DPT3: Active Travel*

- 10.76. Development will be required to help remove barriers to active travel and create a healthy environment in which people chose to walk and wheel

*DPT4: Parking and Electric Vehicle Charging Infrastructure*

- 10.77. Development will be required to provide adequate and integrated car parking, taking account of local guidance documents; shall meet the requirements of Schedule 1 Part S of the Building Regulations regarding Electric Vehicle Charging, and shall provide a minimum of 2 'fast' charging points

*DPE1: Sustainable Economic Development*

- 10.78. Sustainable economic development will be achieved by ensuring major development proposals (including sustainable settlements allocated within this District Plan) demonstrate how they will contribute to addressing identified local skills shortages and support local employment, skills development and training.

*DPH2: Sustainable Development – Outside the Built-up Area*

- 10.79. Outside defined built-up area boundaries, as defined on the Policies Map, the expansion of settlements will be supported where it meets identified local housing, employment and community needs and:

1. The site is allocated in the District Plan, a Neighbourhood Plan or Development Plan Document or where the proposed development is for fewer than 10 dwellings: and
2. The site is contiguous with an existing built-up area of the settlement, as defined on Policies Maps; and
3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy, as set out in Table 2

- 10.80. The developer will need to satisfy the Council that:

- The proposal does not represent an underdevelopment of the site with regard to Policy DPB1: Character and Design and Mid Sussex Design Guide SPD; or
- A large site is not brought forward in phases that individually meet the threshold but cumulatively does not.

*DPH4: General Development Principles for Housing Allocations*

- 10.81. All housing allocations must be delivered in accordance with the development plan policies when read as a whole, and site-specific requirements set out in individual allocation policies

- 10.82. All significant sites and housing allocations must accord with and demonstrate how they account for to Urban Design principles; Landscape Considerations; Historic considerations; Biodiversity and Green Infrastructure; Access and Highways; Flood Risk and Drainage; and Utilities

*DPH30: Self and Custom Build Housing*

- 10.83. A minimum of 5% of the residential plots on housing sites comprising of 100 or more dwellings, subject to feasibility and viability, will need to be provided as serviced plots for self- or custom-build housing

*DPH31: Housing Mix*

- 10.84. To support the delivery of sustainable, mixed and balanced communities, housing development will:

1) provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs. The Council expects the ranges set out in the below table to be used as a starting point:

	1 bed / 2 person	2 bed / 4 person	3 bed / 5 person	4+ bed / 6 person
Market Housing	5-10%	20-25%	40-45%	25-30%
Affordable Ownership	10-15%	50-55%	25-30%	5-10%
Affordable Rental	30-35%	40-45%	15-20%	5-10%

*DPH32: Affordable Housing*

- 10.85. Delivering the amount and type of housing which meets the needs of all sectors of the community is a key objective of the District Plan. Consequently, the Council requires a minimum of 30% on-site affordable housing, with the number of units rounded up to the next whole number, on all residential and mixed-use developments providing 10 dwellings or more

*DPH33: First Homes*

- 10.86. First Homes must form 25% of the total number of affordable units on a site even where more than 30% affordable housing is being provided.

*DPH35: Dwelling Space Standards*

- 10.87. Minimum nationally described space standards for internal floor space and storage space will be applied to all new residential development.

*DPH36: Accessibility*

- 10.88. All residential developments will be expected to meet Category 2 – accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4(2)

- 10.89. Category 3 – Wheelchair-user dwellings under Building Regulations – Approved Document M Requirement M4(3)(2)(a) adaptable will be required for a minimum of 5% of market homes

- 10.90. Where affordable housing is required, a minimum of 4% of the affordable housing units (rounded up to the next whole number), on all suitable schemes, unless otherwise agreed with the Council's Housing Enabling Officer, will be required to be wheelchair accessible dwellings (M4(3)(2)(b)) for rent

### *DPI1: Securing Infrastructure*

- 10.91. Development will be permitted where it is supported by, and coordinated with, the delivery and maintenance of infrastructure and/or mitigation measures to meet the additional need arising from the proposal.

### *DPI5: Open Space, Sport and Recreational Facilities*

- 10.92. Development that provides new and/or enhanced open space, leisure, sport and recreational facilities, including allotments, to support healthy lifestyles and in accordance with the strategic aims of the Playing Pitch Study, Play & Amenity Green Space Study and Community Buildings Study (or as the studies are updated) will be supported.

### *DPI6: Community and Cultural Facilities and Local Services*

- 10.93. The provision or improvement of community and cultural facilities and local services that contribute to creating sustainable communities will be supported where the proposal is not in conflict with Policy DPC1: Protection and Enhancement of the Countryside

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