



# **Mid Sussex District Plan 2021-2039 (Pre- Submission draft)**

**Consultation Statement**

**January 2024**

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# Introduction

## Purpose

1. This Consultation Statement sets out how the Council has involved residents and key stakeholders in preparing the Draft Mid Sussex District Plan 2021-2039 in accordance with Regulations 18 and 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. This statement has been prepared pursuant to Regulation 22(1)(c) and demonstrates that consultation on the preparation of the District Plan has been undertaken in accordance with the relevant regulations and the adopted Statement of Community Involvement (SCI). The SCI requires a bespoke Community Involvement Plan (CIP) to be prepared for each consultation.
3. The CIP document sets out how the Council will consult and involve the public and statutory consultees during the preparation of the District Plan. Full details of the CIP can be viewed via the [District Plan 2021-2039 Evidence Base webpage](#).
4. This statement will be updated before the District Plan is submitted for examination, to include a summary of representations received during the pre-submission (Regulation 19) consultation which is currently underway.
5. The Council has prepared a separate Duty to Cooperate Statement of Compliance, which is published on the same webpage and will be updated/finalised before the plan is submitted for examination.

## Background

6. This Consultation Statement describes how the Council has undertaken community participation and stakeholder involvement in the production of the District Plan, setting out how such efforts have shaped the plan, and the main issues raised in the representations received.
7. The Council began preparing a revised plan for the district in 2020, as a review to the plan adopted in 2018. The new District Plan sets out the strategic vision, objectives and spatial strategy for the district, as well as the planning policies which will guide future development. The plan looks ahead to 2039 and identifies the main areas for sustainable development. It establishes policies and guidance to ensure local development is built in accordance with the principles set out in the National Planning Policy Framework (NPPF).
8. The Mid Sussex District Plan 2021-2039 will replace the Mid Sussex District Plan 2014-2031, which was adopted in 2018.

9. The Council's Mid Sussex District Plan Submission Draft (Regulation 19) and supporting documents, including the sustainability appraisal, are published in accordance with regulation 19 for a six-week consultation period from 12 January to 23 February 2024. The Council has consulted specific and general consultation bodies and members of the public in accordance with the regulations and the Community Involvement Plan.

## Structure of Statement

10. This Consultation Statement comprises of 4 sections:

- Section 1 is an introduction
- Section 2 sets out the timeline which has been followed in preparing the revised District Plan which is in accordance with the up-to-date [Local Development Scheme](#) (January 2024).
- Section 3 is supported by Appendix 1 (section 4), summarising the consultation process, the main issues raised during the consultation carried out under Regulation 18, and how the comments received have been considered by the Council.

## Plan Production Timeline

11. The timetable below outlines the main stages in the preparation of the draft Mid Sussex District Plan 2021-2039 up until the pre-submission Regulation 19 consultation.

### Key District Plan Stages Undertaken

#### i) **Review and Update of the District Plan**

The Mid Sussex District Plan 2014-2031 was adopted in March 2018. It contained a commitment (policy DP4: Housing) to review the plan, starting in 2021 with submission to the Secretary of State in 2023. Considerations for the process of reviewing an adopted plan can include:

- Changing circumstances affecting the area, such as in housing, employment or other needs.
- Relevant changes in national policy.
- Whether the authority has a 5-year supply of deliverable homes.
- Success of policies against indicators as set out in the Authority Monitoring Report.
- Plan-making by other authorities, if this has a bearing on Mid Sussex (for example, if neighbouring local authorities are unable to meet their housing need and request allocations in Mid Sussex).

The findings of the review process showed that 10 policies did not require any update, 16 required minor factual/clarity updates and 11 required a major update. To reflect those findings, the plan was updated based on updated evidence, applying the established site selection methodology, in liaison with neighbouring authorities and statutory consultees.

#### ii) **Draft District Plan Regulation 18 Consultation – November 2022**

A decision was taken by Council on 2 November 2022 to consult on the Mid Sussex District Plan 2021-2039 Consultation draft (Regulation 18) along with associated evidence, Sustainability Appraisal and Habitats Regulations Assessment. This consultation took place over six weeks from 7 November to 19 December 2022 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

#### iii) **Amendments to the District Plan – January to November 2023**

#### iv) **Pre-submission District Plan Regulation 19 consultation – January 2024**

This is the current stage of the District Plan.

Following approval by Council on 13 December 2023, the submission draft Mid Sussex District Plan 2021-2039 is subject to consultation for a six-week period between 12 January and 23 February 2024. Supporting documents are also published during this period, including the updated Sustainability Appraisal, the Habitats Regulations Assessment, a full evidence base, topic papers and statements of common ground with other planning authorities. This is the final stage of consultation, carried out under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. In accordance with the

NPPF, representations are invited specifically on the plan's legal compliance and soundness.

12. Following the Regulation 19 consultation on the submission draft of the plan, the Council will collate the responses, update this Consultation Statement, and submit the plan to the Secretary of State along with all representations and supporting documents. The examination of the plan is expected to take place during Summer 2024. If the Planning Inspector concludes that the plan is sound, we aim to adopt the plan in Autumn 2024.

# Summary of Process and Main Issues

## Scoping

13. To understand the scope of the new District Plan, the Council examined the policies in the adopted 2018 District Plan. This exercise highlighted which policies needed updating and what, if any, new policies were required to ensure the plan is in accordance with the latest national policy and guidance. A Sustainability Appraisal Scoping Report was also prepared, and subject to consultation that exceeded the requirements of Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004.

14. The scoping exercise categorised the District Plan policies into one of three groups depending on whether it required a full update, a minor update, or no update. Full updates have been triggered by new evidence or changes in national policy, whereas minor updates are principally needed to provide clarity or consistency. Most existing policies required at least a minor update.

15. Stakeholders were invited to comment on the categorisation as part of the informal consultation process to help refine the updated District Plan as it progressed through the formal stages of preparation.

16. Findings at this stage informed the drafting of the revised District Plan for consultation under Regulation 18, overseen by a cross-party Members Working Group. This included an updated strategy to guide growth, and a range of updated and new policies to ensure the District Plan remains effective, in accordance with national policy, and that full weight can continue to be applied when determining planning applications.

## Regulation 18 (draft plan) stage

17. The Council published the draft Mid Sussex District Plan (Regulation 18) document on 7 November 2022, under Regulation 18 of the Town and Country Planning (Local Planning) Regulations (England). The plan was subject to 6 weeks of consultation. The following section clarifies which bodies and persons were invited to make representations and how that was undertaken.

## Who we consulted

18. Upon publication, a variety of methods were used to ensure the community, statutory bodies, organisations and other stakeholders were aware of the consultation. As the first formal opportunity to comment on the draft plan, the Regulation 18 consultation was a key stage in the preparation of the Mid Sussex District Plan.

19. The regulations require the Council to consult 'specific consultation bodies' such as Natural England and utilities companies, and 'general consultation bodies' such as voluntary organisations, interest groups and residents or businesses in the area. A list of statutory consultees and organisations consulted at Regulation 18 stage is included at Appendix 1. The following bodies and persons were directly contacted:

- 73 statutory consultees (84 contacts)
- 54 members of Mid Sussex District Council (councillors)
- 147 organisations (255 contacts)
- 298 individuals

20. Statutory consultees and organisations/people who had signed up to the Council's email alert service (around 800 subscribers) were informed directly by email. Letters were also sent to Members of Parliament, elected councillors, town and parish councils, and a covering letter accompanied the printed copies of the consultation documents that were available for inspection at local libraries and Help Points. The Council sought to reach other stakeholders through a variety of methods, as set out in paragraph 22.

21. The consultation was carried out in accordance with the prescribed regulations, the Council's adopted Statement of Community Involvement, and the Community Involvement Plan.

## **How the consultation was conducted**

22. To ensure as many stakeholders as possible were involved and engaged in the process, the Council:

- Issued press releases, email alerts and utilised social media.
- Made documentation available at key locations including at the Council's office, the district's libraries and Help Points and on the Council's website. As well as the draft District Plan and consultation documents, such as the Sustainability Appraisal, the website also included an on-line response form, consultation portal and interactive policies map.
- Sent letters or emails to specific consultation bodies (statutory consultees) and to other organisations listed in the Community Involvement Plan.
- Emailed those subscribed to the Planning Policy email alert service.
- Held two briefings for all Town and Parish Councils as well as individual briefings where requested.
- Ran six staffed public exhibitions/drop-in sessions in locations around the district.
- Prepared a Frequently Asked Questions pack which was made available on the [webpage](#) and at the staffed exhibitions/drop-in sessions.



23. Public exhibitions were held to support the consultation at seven locations across the district between 21 November and 6 December 2022. Settlements where significant housing growth was proposed were prioritised. The content of each session was the same to ensure that those unable to attend their local exhibition received the same information by attending an exhibition in another area.

24. The sessions were advertised via the consultation webpage, social media and Town and Parish Councils. Exhibitions were well attended, as shown below:

<b>Exhibition</b>	<b>Approximate Attendance</b>
Bolney (21 <sup>st</sup> November)	100
Hurstpierpoint (22 <sup>nd</sup> November)	100
Ansty (23 <sup>rd</sup> November)	50
Sayers Common (24 <sup>th</sup> November)	50-70
Crawley Down (28 <sup>th</sup> November)	50-60
Burgess Hill (30 <sup>th</sup> November)	40
Haywards Heath (6 <sup>th</sup> December)	15

25. Regulation 18 consultation went beyond the minimum requirements set out in the regulations and the Council's Statement of Community Involvement.

26. More details can be found in Appendix 1.

## **Summary of representations received**

27. During the Regulation 18 consultation on the Draft District Plan, the Council received a total of 2,881 comments from 1,365 respondents on the document and supporting evidence (including the Sustainability Appraisal and Habitats Regulations Assessment). The main issues raised during the consultation are summarised below. Appendix 2 provides a more detailed summary of representations and the Council's response, including where amendments have been made to the plan. All comments in full are available via the consultation portal on the [Draft Mid Sussex District Plan 2021-2039 – Regulation 18 page](#).

## **Spatial Strategy**

28. 209 comments were received on the proposed strategy for the District Plan.

- Support: 7
- Object: 184
- Neutral: 18

29. The most significant number of objections to the spatial strategy raised concerns about current infrastructure and its ability to accommodate further growth.

30. Eight comments were received in relation to the 20-minute neighbourhood principle, setting out concerns that people would be restricted to using facilities and services within 20 minutes of their home. It is important to note that this is not the purpose of 20-minute neighbourhoods. It is a sustainable approach to creating places that have facilities and services which provides people with opportunities to meet their day to day needs locally and in a way that can be accessed by foot or on bicycle.

## Policies

31. Over 800 comments were submitted in relation to the 58 draft policies. The table below summarises the number of comments received for each of the draft policies and whether these comments were generally supporting, objecting or neutral.

Policy	Status	Comments received			
		Total	Sup	Obj	Neu
DPS1: Climate Change	New Policy	30	5	21	4
DPS2: Sustainable Design and Construction	Major Update	49	5	40	4
DPS3: Renewable and Low Carbon Energy Schemes	Minor Update	15	1	13	1
DPS4: Flood Risk and Drainage	Minor Update	38	2	36	0
DPS5: Water Infrastructure and Water Environment	Minor Update	21	2	16	3
DPS6: Health and Wellbeing	New Policy	25	4	19	2
DPN1: Biodiversity, Geodiversity and Nature Recovery	Major Update	27	6	21	0
DPN2: Biodiversity Net Gain	New Policy	33	4	26	3
DPN3: Green Infrastructure	New Policy	23	3	18	2
DPN4: Trees, Woodland and Hedgerows	Minor Update	82	3	79	0
DPN5: Historic Parks and Gardens	No Update	3	1	2	0
DPN6: Pollution	New Policy	7	1	6	0
DPN7: Noise Impacts	Minor Update	4	0	4	0
DPN8: Light Impacts and Dark Skies	Minor Update	5	0	5	0
DPN9: Air Quality	Minor Update	6	0	6	0
DPN10: Land Stability and Contaminated Land	New Policy	3	0	3	0
DPC1: Protection and Enhancement of the Countryside	Minor Update	18	2	12	4
DPC2: Preventing Coalescence	No Update	21	1	17	3
DPC3: New Homes in the Countryside	Minor Update	13	1	10	2

Policy	Status	Comments received			
		Total	Sup	Obj	Neu
DPC4: High Weald Area of Outstanding Natural Beauty	Minor Update	16	3	10	3
DPC5: Setting of the South Downs National Park	No Update	7	3	3	1
DPC6: Ashdown Forest SPA and SAC	Minor Update	9	5	1	3
DPB1: Character and Design	Minor Update	13	1	11	1
DPB2: Listed Buildings and Other Heritage Assets	Minor Update	3	2	1	0
DPB3: Conservation Areas	No Update	3	0	3	0
DPT1: Placemaking and Connectivity	Major Update	29	4	21	4
DPT2: Rights of Way and Other Recreational Routes	No Update	8	3	5	0
DPT3: Active Travel	New Policy	18	3	11	4
DPT4: Parking and Electric Vehicle Charging Infrastructure	New Policy	11	2	4	5
DPT5: Off-Airport Car Parking	New Policy	5	2	3	0
DPE1: Sustainable Economic Development	Major Update	6	1	4	1
DPE2: Existing Employment Sites	Minor Update	6	0	6	0
DPE3: Employment Allocations	New Policy	7	1	5	1
DPE4: Town and Village Centre Development	Major Update	6	2	3	1
DPE5: Within Town and Village Centre Boundaries	Major Update	2	0	1	1
DPE6: Development within Primary Shopping Areas	Major Update	0	0	0	0
DPE7: Smaller Village and Neighbourhood Centres	Major Update	3	0	2	1
DPE8: Sustainable Rural Development and the Rural Economy	Minor Update	4	0	3	1
DPE9: Sustainable Tourism and the Visitor Economy	Minor Update	7	1	6	0
DPH2: Sustainable Development - Outside the Built-up Area	New Policy	25	4	20	1
DPH3: Sustainable Development - Inside the Built-up Area	New Policy	12	4	8	0
DPH4: General Principles for Housing Allocations	New Policy	29	5	23	1
DPH26: Older Persons' Housing and Specialist Accommodation	New Policy	14	4	9	1
DPH29: Gypsies, Travellers and Travelling Showpeople	Major Update	7	2	4	1
DPH30: Self and Custom Build Housing	New Policy	12	1	10	1
DPH31: Housing Mix	Major Update	26	3	22	1

Policy	Status	Comments received			
		Total	Sup	Obj	Neu
DPH32: Affordable Housing	Minor Update	27	2	22	3
DPH33: First Homes	New Policy	14	3	10	1
DPH34: Rural Exception Sites	Minor Update	8	2	4	2
DPH35: Dwelling Space Standards	No Update	5	2	3	0
DPH36: Accessibility	Minor Update	9	1	8	0
DPI1: Securing Infrastructure	Major Update	33	4	23	6
DPI2: Planning Obligations	New Policy	8	2	3	3
DPI3: Major Infrastructure Projects	New Policy	3	1	1	1
DPI4: Communications Infrastructure	Minor Update	1	1	0	0
DPI5: Open Space, Sport and Recreational Facilities	Minor Update	10	4	4	2
DPI6: Community and Cultural Facilities and Local Services	Minor Update	7	3	2	2
DPI7: Viability	Minor Update	6	2	3	1

32. Of the policies, 30 were either new or were subject to major changes compared to the adopted (2018) District Plan policy. 18 of these policies received 10 or fewer objections, including two policies (DPE6: Development in Primary Shopping Areas and DPI4: Communications Infrastructure) which received no objections. 12 received over 10 objections.

33. The Sustainability chapter contained four updated and two new policies focusing on the delivery of sustainable growth. 40 objections were received in respect of two new policies: DPS1: Climate Change and DPS6: Health and Wellbeing. Whilst the principles of both policies were generally supported, many respondents suggested that the wording could be strengthened. Others raised concerns regarding the blanket application of the policies' requirements.

34. Policies DPT1: Placemaking and Connectivity and DPT3: Active Travel together received 32 objections. Objections were mainly related to the location of proposed development, insufficient infrastructure, and the need to amend wording to strengthen policy.

35. It is worth noting that whilst Policy DPN4: Trees, Woodland and Hedgerows received a total of 82 comments, 64 of these were specifically seeking additional protection to Worth Forest in light of concerns regarding a potential holiday park development in that location. A local campaign group against the (then) proposed Center Parcs development encouraged its supporters to make representations.

## Housing

Policy	Comments received			
	Total	Sup	Obj	Neu
DPH1: Housing	395	180	208	7

36. The 395 comments received in respect of Policy DPH1: Housing included representations on a range of matters not specifically directed at the policy but related to wider housing matters, including:

- Sites not included in the Plan (Omission sites): 79 comments
- Housing requirement: 96 comments
- Exclusion of the significant site at Ansty: 180 comments in support, alongside an objection submitted by the site promoter
- The remainder relate to commitments, windfall, unmet need and overall supply.

37. Sites not included in the plan (omission sites): A total of 79 comments were received in relation to omission sites. These are sites that were either already in the Strategic Housing and Employment Land Availability Assessment (SHELAA) (56 sites) and assessed through the site selection process but not taken forward as proposed allocations, or new sites (nine sites) that have been submitted to the Council through the consultation. The new sites have been included in an updated SHELAA and assessed through the site selection process using the same methodology used for other sites, and the conclusions of this work have informed the pre-submission (Regulation 19) version of the plan.

38. Housing requirement: 96 comments were received objecting to the housing requirement figure, predominantly from promoters of sites not included in the draft District Plan. They argued that the proposed over-supply was not high enough, the draft District Plan did not address the unmet housing need from neighbouring authorities, or the updated spatial strategy had not been applied correctly. Other comments received in relation to the housing need figure were generally supportive in the use of the Standard Method, stating that it is compliant with the NPPF.

39. Exclusion of the significant site at Ansty: 180 comments were received in support of the draft District Plan excluding the significant site at Ansty. The site promoter submitted a representation objecting to the draft District Plan.

## Significant sites

40. 615 comments were submitted in relation to the significant sites. The table below summarises the number of comments received against each of the draft policies and whether these comments were generally supporting, objecting or neutral.

Housing Site	No of Homes	Comments received			
		Total	Sup	Obj	Neu
DPSC1: Land to the west of Burgess Hill	1,400	145	2	136	7
DPSC2: Land to the south of Reeds Lane, Sayers Common	2,000	417	7	402	8
DPSC3: Land at Crabbet Park, Copthorne	2,300	53	4	43	6

41. The number of comments and objections received to each of the proposed significant sites was notably varied. The most objections received were in respect of DPSC2: Land to the South of Reeds Lane (402 objections). DPSC1: Land to the West of Burgess Hill and DPSC3: Land at Crabbet Park received significantly fewer objections, 136 and 43 respectively.

### Housing sites

42. There were over 800 comments to the proposed housing allocations. The table below summarises the number of comments received against each of the proposed housing allocations and whether these comments were generally supporting, objecting or neutral.

Housing Site	No of Homes	Comments received			
		Total	Sup	Obj	Neu
DPH5: Batchelors Farm, Keymer Road, Burgess Hill	33	10	1	8	1
DPH6: Land at Hillbrow, Janes Lane, Burgess Hill	25	10	0	9	1
DPH7: Burgess Hill Station, Burgess Hill	300	94	0	94	0
DPH8: Land off West Hoathly Road, East Grinstead	45	6	1	4	1
DPH9: Land at Hurstwood Lane, Haywards Heath	45	4	1	3	0
DPH10: Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	30	4	1	3	0
DPH11: Land east of Borde Hill Lane Haywards Heath	60	134	1	129	4
DPH12: Orchards Shopping Centre, Haywards Heath	100	6	0	5	1
DPH13: Land to west of Turners Hill Road, Crawley Down	350	59	0	57	2
DPH14: Hurst Farm, Turners Hill Road, Crawley Down	37	16	1	14	1
DPH15: Land rear of 2 Hurst Road, Hassocks	25	6	2	3	1
DPH16: Land west of Kemps, Hurstpierpoint	90	73	1	70	2
DPH17: The Paddocks, Lewes Road, Ashurst Wood	8-12	5	0	3	2
DPH18: Land at Foxhole Farm, Bolney	200	271	2	268	1
DPH19: Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	33	17	3	14	0
DPH20: Land at Coombe Farm, London Road, Sayers Common	210	25	1	22	2
DPH21: Land to the West of Kings Business Centre, Reeds Lane, Sayers Common	100	15	1	14	0

Housing Site	No of Homes	Comments received			
		Total	Sup	Obj	Neu
DPH22: Land at LVS Hassocks, London Road, Sayers Common.	200	14	0	14	0
DPH23: Ham Lane Farm House, Ham Lane, Scaynes Hill	30	25	0	22	3
DPH24: Challoners, Cuckfield Road, Ansty	37	31	0	30	1
DPH25: Land to the west of Marwick Close, Bolney Road, Ansty	45	25	1	22	2
DPH27: Land at Byanda, Hassocks	TBC	5	1	3	1
DPH28: Land at Hyde Lodge, Handcross	TBC	6	0	4	2

43. The two significant sites (DPSC1: Land to the west of Burgess Hill and DPSC2: Land to the South of Reeds Lane), together with DPH7: Burgess Hill Station, DPH11 Land East of Borde Hill Lane, DPH16 Land West of Kempes, and DPH18 Land at Foxhole received the vast majority of the responses (around 75% of comments received on all sites).

44. By comparison, a lower level of response was received on the remaining 20 housing sites. The following proposed sites received 10 objections or fewer:

- DPH5: Batchelors Farm, Keymer Road, Burgess Hill
- DPH6: Land at Hillbrow, Janes Lane, Burgess Hill
- DPH8: Land off West Hoathly Road, East Grinstead
- DPH10: Land at Junction off Hurstwood Lane and Colwell Lane, Haywards Heath
- DPH12: Orchards Shopping Centre, Haywards Heath
- DPH15: Land at rear of 2 Hurst Road, Hassocks
- DPH17: The Paddocks, Lewes Road, Ashurst Wood
- DPH27: Land at Byanda, Hassocks
- DPH28: Land at Hyde Lodge, Handcross

45. Officers continued to liaise with the site promoters and reviewed the comments received, including those from statutory consultees and infrastructure providers to ensure they remained the most suitable sites for allocation.

46. Non-site-specific comments were also received in relation to potential impacts of the draft District Plan proposals on wider areas:

- Sayers Common village: 101 comments
- Burgess Hill: 16 comments
- Hurstpierpoint: 47 comments
- Crawley Down: 4 comments

47. Many of the issues raised required additional work ahead of the Regulation 19 consultation. This included further assessment and evidence work, summarised in paragraph 55 and Appendix 1.

### Other comments

48. Whilst the majority of comments received were related to the proposed sites or policies, a number of respondents also raised other issues:

- Evidence base: 187 comments
- Consultation arrangements: 48 comments

49. There were 108 comments regarding the assessment and site selection process for the proposed housing allocations. For example, site promoters of sites which were not progressed submitted additional evidence/justification for why their site should have been allocated. Updated evidence submitted by respondents was reviewed ahead of the Regulation 19 consultation.

50. 16 comments were received regarding the transport study. Comments from statutory consultees (National Highways and local highway authorities) provided technical feedback and sought an ongoing dialogue to understand any potential cross-boundary impacts and how these might be mitigated and highways work funded, and to encourage cross-boundary active and sustainable travel.

51. 34 comments were received in relation to the infrastructure evidence base. The publication of the draft Infrastructure Delivery Plan (IDP) alongside the draft District Plan was generally supported. The IDP has since been updated and accompanies the pre-submission District Plan, taking into account the comments provided by key infrastructure consultees and continued discussions between providers, the Council and site promoters.

52. The remaining comments on the evidence base were spread between other evidence base documents.

53. 48 comments specifically related to the consultation arrangements, in particular the length and timing of the consultation. However, these matters are prescribed within the regulations and the consultation on the draft District Plan was legally compliant in this respect.

54. In accordance with the regulations, the Council consulted with 'Specific Consultation Bodies.' Comments were received from some key respondents.

- Neighbouring authorities: The recurring themes of the representations from neighbouring authorities related to transport impacts and unmet housing needs.



- West Sussex County Council: The county council suggested policy wording amendments for clarity but also changes to reflect the latest agreed positions. The county council as highway authority recognised that the transport modelling would be an iterative process, to be finalised nearer to submission of the plan, so until that evidence had matured, they maintained a holding objection.
- Infrastructure providers: Nine infrastructure providers, including West Sussex County Council, provided comments. Amendments have been suggested to strengthen the plan. Of note:
  - NHS: Supported the draft District Plan in that it will enable NHS infrastructure alongside delivery of new homes.
  - South East Water: No objection in relation to water availability to serve proposed housing allocations.
  - Southern Water: No objection in relation to wastewater, though they suggested policy wording amendments to ensure protection and timely delivery of infrastructure.
  - WSCC (Education): No objection, but some suggestions for consistency, and a commitment to continue working with the Council on the provision of a school for children with special educational needs and disabilities.
- Natural England: Suggested various policy wording amendments to strengthen proposed policies. Natural England requested that significant sites within the setting of a protected landscape should be informed by a Landscape and Visual Impact Assessment (LVIA) or a landscape capacity study ahead of the Regulation 19 consultation. No objections to the Habitats Regulations Assessment, although minor additional work was required to ensure full support from Natural England as the plan progressed.
- Historic England: Generally supportive of the Council's approach but requested some additional policy criteria for sites which have an impact on heritage assets.
- Environment Agency: Recommended amendments to policy wording, in particular for DPS4: Flood Risk and Sustainable Drainage, to strengthen policies and ensure they reflect recently updated guidance. No objection was raised against proposed housing allocations with Flood Zones 2 and 3 within the site boundary, but the EA supported the Council's approach to avoid development within those areas. They suggested that the Council should ensure that the Strategic Flood Risk Assessment (SFRA) is up to date.
- Town and Parish Councils: The responses from town and parish councils are predominantly objections or comments on the proposed site allocations within their respective town/parish. Concerns were also raised in relation to the status of neighbourhood plans.

## How Regulation 18 consultation responses were taken into account

55. In the period between the Regulation 18 and 19 consultations, the Council undertook additional work which included:

- Consideration of all consultation responses and updated/additional evidence to inform draft policies and site allocations.
- Further engagement with site promoters and infrastructure providers to ensure that proposed sites are suitable for allocation and would be able to deliver the infrastructure required.
- Further engagement with town and parish councils.
- Statements of Common Ground prepared and agreed with neighbouring authorities and key stakeholders, with reference to the Duty to Cooperate and other matters.

56. A series of meetings with the Town and Parish councils and Ward Councillors were held during September and October 2023. The purpose of these meetings was to discuss issues raised by the Town and Parish Council during the Regulation 18 Draft District Plan consultation and to seek views on proposed on-site and off-site infrastructure that would accompany the proposed sites, particularly focusing on local community infrastructure. The Town and Parish Councils and Ward Councillors were provided with an opportunity to shape the policy requirements for each site, and to input into the Infrastructure Delivery Plan.

57. Appendix 1 includes the Council's response to representations received during the Regulation 18 consultation, outlining where changes have been made to policies and additional evidence provided.

## Appendix 1

### Schedule 1: Who was consulted and how they were invited to respond

58. The Council directly contacted 73 statutory consultees, 54 MSDC elected members, 147 organisations and 298 individuals, notifying them of the Regulation 18 consultation and inviting responses. Copies of letters and email notifications are included under 'notification materials' below. The following statutory consultees and organisations were contacted directly:

<b>Statutory Consultees</b>	
Adur District and Worthing Borough Councils	Lindfield Parish Council
Albourne Parish Council	Lindfield Rural Parish Council
Ansty and Staplefield Parish Council	Lower Beeding Parish Council
Ardingly Parish Council	Mobile UK
Arun District Council	National Highways
Ashurstwood Village Council	Natural England
Avison Young	Network Rail
Balcombe Parish Council	Newtimber Parish Council
Bolney Parish Council	NHS Sussex
Brighton and Hove City Council	Pyecombe Parish Council
Burgess Hill Town Council	RPS Planning
Burstow Parish Council	Shermanbury Parish Council
Chailey Parish Council	Slaugham Parish Council
Colgate Parish Council	South Downs National Park Authority
Cowfold Parish Council	South East Water
CPRE Sussex	Southern Gas Network (SGN)
Crawley Borough Council	Southern Water
CTIL	Sport England
Cuckfield Parish Council	Surrey County Council
Danehill Parish Council	Sussex Police
Ditchling Parish Council	Sussex Wildlife Trust
Dormansland Parish Council	Sutton and East Surrey Water
East Grinstead Town Council	Tandridge District Council
East Sussex County Council	Thames Water
EE	The Woodland Trust
Environment Agency	Three
Felbridge Parish Council	Turners Hill Parish Council
Fletching Parish Council	Twineham Parish Council
Forest Row Parish Council	UK Power Networks
Fulking Parish Council	Upper Beeding Parish Council
Gatwick Airport	Wealden District Council
Hassocks Parish Council	West Hoathly Parish Council
Haywards Heath Town Council	West Sussex County Council
Historic England	Wivelsfield Parish Council

Homes England	Woodmancote Parish Council
Horsham District Council	Worth Parish Council
Lewes District Council	

<b>Organisations</b>	
Abri Group	Landacre Developments
Action in rural Sussex	Lewis and Co Planning
Antler Homes	Lichfields
Arup Group	Light Box Architecture
AS Planning	Lindfield Parish Council
Ashill Land Ltd	LocatED
Balcombe Estate	Martin Lacey Buckley Limited
Barton Willmore	MCA Architects
Batcheller Monkhouse	Mid Sussex Constituency Labour Party
Bell Cornwell	Mid Sussex District Council
Bellway	Montagu Evans LLP
Berkeley Group	My Neighbourhood Plan
Blackstone Chambers Ltd	National Trust
Bloomfields Ltd	Nexus Planning
Blue Cedar Homes	Nicholas King Homes
Boakes Land Projects	Notcutts Limited
Boyer Planning	Ntr Planning
Bree Prenton	OSP Architects
Carter Jonas	Parker Dann
Catesby Estates	Pegasus Group
CBRE Group	Pimlico Capital Management Limited
Chichester District Council	Plan4Localism
Chilmark Consulting Ltd	Planning Potential
Churchlands	Planning Works Ltd
CLA South East	Planware Limited
Clarion Housing Group	PowerHaus Consultancy Ltd
Clifford Dann	PRC Group
Coast to Capital	Prospective Planning
Construct Land & Homes Limited	Rackham Planning
Courtley Planning Consultants Ltd	Redrow Plc
Crest Nicholson	Reside Developments
Croudace Homes	RH & RW CLUTTON PROPERTY LIMITED
Denton Homes	Robinson Escott Planning
DevAssist	Rodway Planning
Devine Homes Plc	Rubix Estates
DHA Planning	Rydon Homes
Dixon Searle Partnership Ltd	Rymack Properties Ltd
DMH Stallard	Savills
Domus	Shanly Homes
Dowsett Mayhew Planning	SHW
ECE Planning	Sigma Homes Group
Enplan UK Ltd	Signature Prime Property

Entec International	South East River Trust
Esquire Developments	Sphere 25
Evison & Company	Spruce Town Planning
Fairfax Acquisitions Ltd	Squires Planning
Fluid Architecture	St Modwen Homes
Four Property Group	Stantec
Fulking Parish Council	Stickland Wright
Future Planning and Development	Strutt and Parker
Gillings Planning	Sunley Estates
GL Hearn	Sussex Chamber of Commerce
Gladman	Taylor Wimpey
Gleeson Land	Terence O'Rourke Ltd
Glenbeigh Developments Ltd	Tetlow King Planning
Habinteg Housing Association Ltd	Thakeham Homes
Hallam Land Management	The Planning Lab
Hastings Borough Council	The Twentieth Century Society
Highwood Group	Theatres Trust
HKCLT	Tibbalds Planning and Urban Design
Hume Planning	Tiscali UK Limited
Iceni Projects	Turley
IDE Planning	Twineham Parish Council
ilke homes	Urbanissta
Index Property Information	Vail Williams
IQ Planning Consultants	Vanderbilt Homes
Jackson Planning	Virgin Media
Jarvis Homes	Vistry Group
Judith Ashton Associates	Waitrose
Kember Loudon Williams	Wates
Ken Parke Planning Consultants Ltd	Welbeck Land
Kitewood	West Sussex County Council
KLW group	Wolf Bond Planning
Land and Brand New Homes	

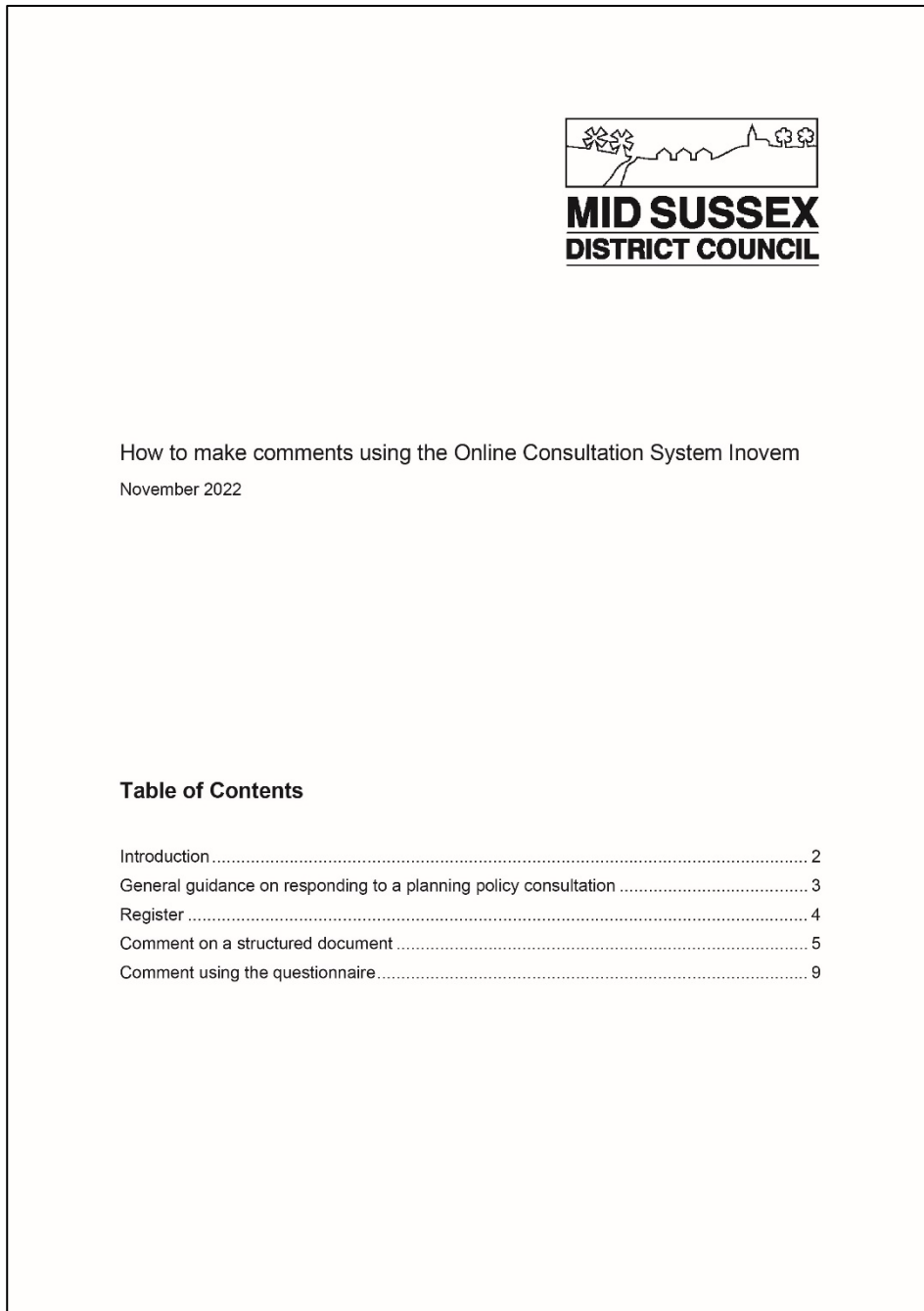
59. As set out in paragraphs 22-24, the Council publicised the consultation widely in the press and on social media and held exhibitions at locations around Mid Sussex.

60. General information on how to respond to the consultation was provided on the consultation webpage. In line with the Government's push to digitalise planning processes, the Council used an online consultation portal, Inovem. A fully navigable version of the draft District Plan was provided on the consultation portal. Once registered, interested parties could write and submit their comments under each section as they were browsing the plan. Alternatively, respondents could respond via a questionnaire on the consultation portal, or via email or post.

61. The following pages provide extracts of consultation materials and further information about the methods used to publicise the consultation and encourage responses.

## Consultation Portal



62. The Council published guidance on using the consultation portal.



## Introduction

Guidance on how to use the online consultation system is provided on the following pages. Should you require any further advice or assistance please email [planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk) or telephone 01444 477053.



The draft District Plan has been provided in two formats on the consultation webpage allowing two methods to provide comments.

- A structured document   
This format is easily navigable with a navigation panel on the left hand side allowing you to go through the sections as you please. Comments can be made directly in the documents against the relevant section, policy or site.
- A PDF document   
This is the format we traditionally make available on our website. A questionnaire will be accessible on the consultation webpage.

All comments submitted via the online consultation software will be received in the same location, there is no need to submit your comments through both response methods.

Comments in relation to the Evidence Base, including the Sustainability Appraisal and the Habitat Regulations Assessment, should be made via the questionnaire available on the consultation webpage.

## General guidance on responding to a planning policy consultation

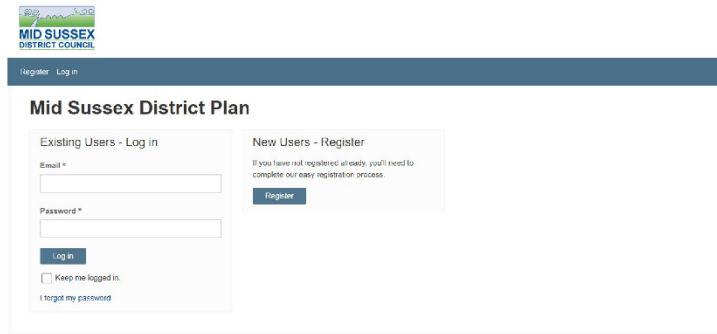
DOs 	DON'Ts 
<ul style="list-style-type: none"><li>✓ Clearly identify the topic, policy or section you wish to comment on</li><li>✓ Where you are objecting, state the desired changes and suggest an alternative</li><li>✓ Relate your comment to planning issues</li><li>✓ Support your comment with evidence</li><li>✓ Provide a summary and description of the proposed changes when submitting comments in an attachment</li></ul>	<ul style="list-style-type: none"><li>✗ Submit anonymous comments</li><li>✗ Send inappropriate, derogatory or discriminatory comments regarding an individual or a collective group of individuals</li><li>✗ Provide comments outside the consultation period</li><li>✗ Use personal details or photographs which indicate personal information</li></ul>

## Register

As you start navigating our [consultation webpage](#), you will be able to register at any point by clicking 'Register' in the top left of the page



This will take you to the following screen. Please click on the option which is appropriate to you.



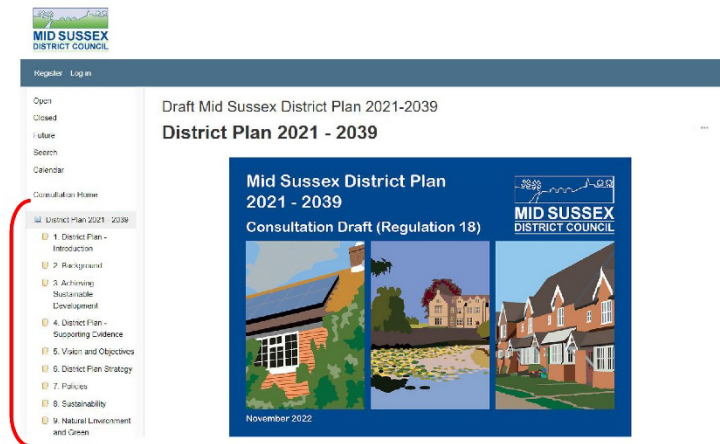
To respond to the consultation, you will be prompted to register and/or log in.

## Comment on a structured document

The structured document can be accessed by clicking:

- Directly on the District Plan image on the [consultation webpage](#).
- [Respond by making comments on the consultation document](#) under 'Respond' at the bottom of the [consultation webpage](#).
- [District Plan 2021 - 2039](#) under 'Consultation Documents' at the bottom of the [consultation webpage](#).

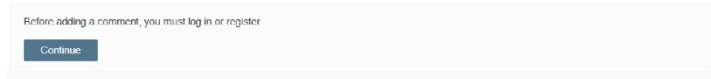
Once you have accessed the draft District Plan, you will be able to read the document chapter by chapter or to jump to the sections that you are interested in by clicking directly on the chapter title in the left hand side of the screen.



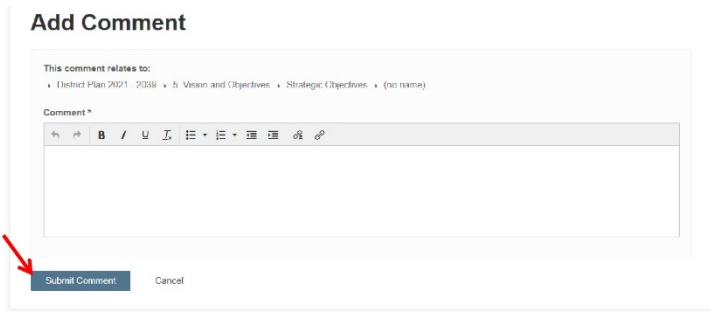
To comment on the section of the document that you are wishing to submit your views on, click on [Add a comment](#) which is located at the end of each chapter, policy or site throughout the document.



If you have not already registered and/or log in, the following message will appear to prompt you to do so.

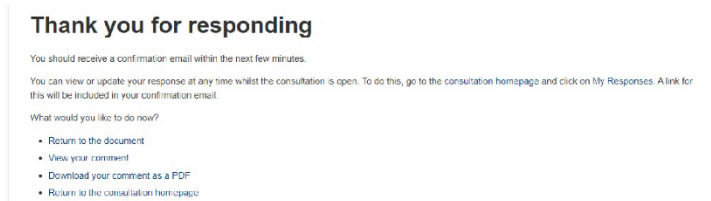


Once registration/log in is complete, you will be able to comment on your selected section of the draft District Plan:



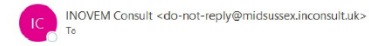
Please ensure that you click 'Submit Comment' after inputting your views as this will save your comment. You will be able to go back to your comment to amend it at any time up until the consultation ends.

Once submitted, the following screen will appear with a number of options, as shown below:

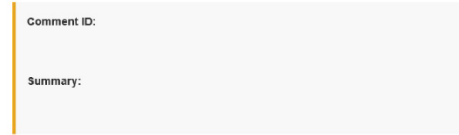


A confirmation email will also be received from INOVEM Consult.

Thank you for submitting your comment



Your comment has been received.



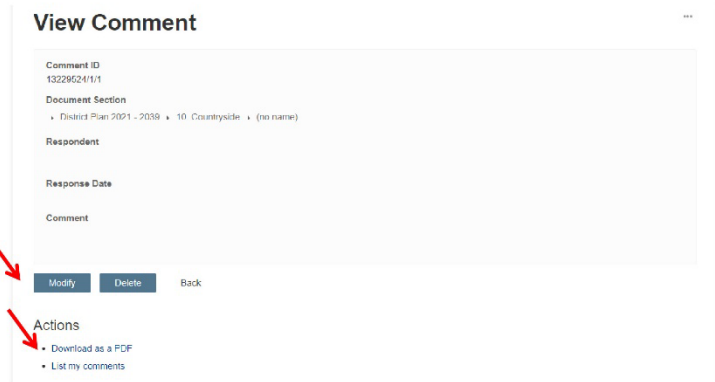
Thank you for your participation.

[View the progress of this comment](#)

[See the full list of comments you have made](#)

Should you wish to amend or delete your comment at a later date, click on 'View the progress of this comment' within the confirmation email you received. This will allow you to view a summary of your comment and modify or delete it.

You will also be able to download it as a PDF.



63. The consultation portal provided information about the documents, how to access them, how to respond, and the deadline for responses.

## Draft Mid Sussex District Plan 2021-2039

### Background

The Mid Sussex District Plan 2014-2031 was adopted in March 2018. In accordance with legislation and national policy, Local Plans must be reviewed every five years and updated as necessary. The adopted District Plan commits the Council to reviewing the Plan with submission to the Secretary of State in 2023. The draft District Plan 2021-2039 is published for Regulation 18 consultation which is the first formal stage in its preparation.

**This consultation closed at 11.59pm on 19 December 2022**

Content to be added

Adopted Mid Sussex District Plan 2014-2031



### Read and comment on the Plan



PDF version of the Plan

### The Mid Sussex District Plan 2021-2039

The Council is undertaking a District Plan review which will help shape the nature of development across the District over the next 17 years.

The Mid Sussex District Plan 2021-2039 aims at achieving the adopted vision and strategic objectives while implementing a revised strategy to guide growth during the plan period. It provides updated and new policies to ensure that the Plan remains effective and in accordance with National Policy. It also includes new housing allocations to meet identified housing needs. The drafting of the Plan is supported by a proportionate, up-to-date and robust evidence base available alongside the consultation documents.

You can read and comment on the draft District Plan by clicking on the image of the front cover on the left handside. Alternatively, you can review a PDF version of the document and provide comments filling out the questionnaire available at the bottom of this page.

### Other documents we are consulting on

The Council has prepared a Sustainability Appraisal (SA) to consider the impact that the draft District Plan is likely to have on environmental, social and economic objectives.

We have also undertaken a Habitat Regulations Assessment (HRA) to examine the effects of the draft District Plan on internationally important wildlife sites.

You can read these documents by clicking on the relevant picture.

Evidence Base



#### Sustainability Appraisal

Sustainability Appraisal of the Mid Sussex Development Plan Review

Regulation 18 SA Report

October 2022



LEPUS CONSULTING  
INTEGRAL. COLLECTIVE. FUTURE-ORIENTED.

#### Habitat Regulations Assessment

AECOM

Habitats Regulations Assessment of the Mid Sussex District Plan Review

Regulation 18  
Mid Sussex District Council  
Project Number: 687102  
October 2022



Delivering a better world

Interactive Map of Proposals



### How to respond to this consultation

Online

This is the easiest way to respond. It allows us to quickly consider any of the comments made.

You can read the draft District Plan and provide your comments against each chapter, policies and sites. Alternatively you can fill out the questionnaire.

To comment on other documents or matter related to the preparation of the draft District Plan, please complete the questionnaire.

Email

Post

Step-by-step guidance to respond online

### Where to view hardcopies of the documents

Council Offices

Libraries in Mid Sussex

Help Points in Mid Sussex

Town and parish Councils Offices

Frequently Asked Questions

If you have any questions on the process please email [planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk) or phone the planning policy line on 01444 477053



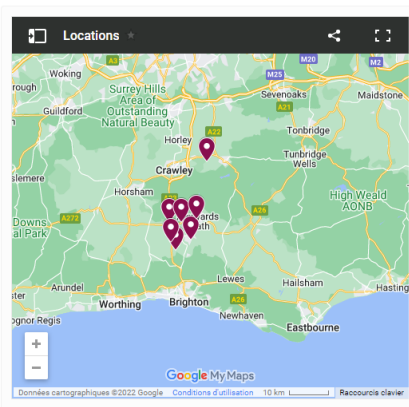
## Public Exhibitions - Finished

A number of consultations were held around the District between 5pm and 7pm at the following dates..

The content of each session were the same, so that those unable to attend their local exhibition were able to receive the same information by attending another.

### Finished Events

- Monday 21st November: Rawson Hall, Bolney
- Tuesday 22nd November: Holy Trinity Church, Hurstpierpoint
- Wednesday 23rd November: Village Centre, Ansty
- Thursday 24th November: Village Hall, Sayers Common
- Monday 28th November: Haven Centre, Crawley Down
- Wednesday 30th November: Cyprus Hall, Burgess Hill
- Tuesday 6th December: MSDC Council Chamber, Haywards Heath



### Timeline

- Opened  
7 Nov 2022 at 00:00
- Closed  
19 Dec 2022 at 23:59

### Consultation Documents

- Mid Sussex District Plan 2021-2039 [navigable document]
- Mid Sussex District Plan 2021-2039 [pdf]
- Sustainability Appraisal
- Habitat Regulations Assessment - Main Report
- Habitat Regulations Assessment - Non-Technical Summary

### Supporting Documents

- How to make representations using the Online Consultation System Inovem
- How to access responses on the Online Consultation System Inovem
- Equality Impacts Assessment (EqIA)
- Community Involvement Plan (CIP)
- Frequently Asked Questions

### Links

- View the responses
- Check the calendar
- I am no longer interested in this consultation

## Questionnaire

64. A questionnaire was also available on the consultation portal to provide comments on the plan and accompanying documents. The questionnaire could be completed multiple times for each topic people wanted to comment on.

### Introduction

We would like to hear your views on our draft Mid Sussex District Plan 2021-2039 and accompanying documents.

You can access the Plan and supporting evidence from the [consultation homepage](#).

#### About this questionnaire

You will be able to select which document to comment on. If your comment relate to the draft District Plan, you will be asked to specify the topic, chapter, policy or site your comment relates to.

A separate questionnaire response should be submitted for each separate representation you wish to make.

#### General guidance on responding to a planning policy consultation

DOs	DON'Ts
<ul style="list-style-type: none"><li>✓ Clearly identify the topic, policy or section you wish to comment on</li><li>✓ Where you are objecting, state the desired changes and suggest an alternative</li><li>✓ Relate your comment to planning issues</li><li>✓ Support your comment with evidence</li><li>✓ Provide a summary and description of the proposed changes when submitting comments in an attachment</li></ul>	<ul style="list-style-type: none"><li>✗ Submit anonymous comments</li><li>✗ Send inappropriate, derogatory or discriminatory comment regarding an individual or a collective group of individuals</li><li>✗ Provide comments outside the consultation period</li><li>✗ Use personal details or photograph which indicate personal information</li></ul>

#### What do you wish to submit your views on?

You must provide an answer to this question.

- ☒ Draft Mid Sussex District Plan 2021-2039
- ☒ Sustainability Appraisal
- ☒ Habitat Regulations Assessment
- ☒ Other document of the evidence base
- ☒ Other

☒ If option 1 - Draft Mid Sussex District Plan 2021-2039 of this question was selected then jump to **(Do you wish to comment on a)**

## Notification materials

### Statement of representations Procedure

**Mid Sussex District Council**

**Statement of Representations Procedure and Availability of Documents**

**District Plan 2021 – 2039: Regulation 18 Consultation Draft**

**Why is the Council carrying out this consultation?**

In 2021 the Council set out to review the adopted 2018 Mid Sussex District Plan. The review is required by national planning policy and is a commitment within Policy DP4: Housing of the 2018 District Plan. The review seeks to ensure that the District Plan is up to date and policies within it remain effective.

The Mid Sussex Consultation Draft District Plan (2021-2039) is the outcome of this review. It extends the current Plan period by eight years and sets out the quantum and direction for development in Mid Sussex. It includes: an updated Spatial Strategy; amended and new policies to reflect both changes to national planning policy and updated evidence; and site allocations to meet the identified housing need for the additional eight years of the Plan period.

**What can I make comments on?**

The information below sets out how and by when to submit comments, as well as where to find the relevant documentation.

This consultation is an opportunity to respond to the various elements of the Consultation Draft District Plan, including the updated Spatial Strategy, draft policies and proposed site allocations. We also welcome comments on the other consultation documents and evidence base that have helped inform the District Plan to this point. This consultation is also an opportunity to raise other matters which you feel should be addressed in the new District Plan.

The following documents are the focus of this consultation:

- Consultation Draft District Plan 2021 – 2039 (November 2022)
- Sustainability Appraisal (October 2022)
- Habitats Regulations Assessment (October 2022)

The documents can be viewed on the Council's website at: [District Plan Review - Mid Sussex District Council](#).

The documents will also be provided to the locations specified at the end of this notice.

**When and How can I make comments?**

Comments should be received between **Monday 7<sup>th</sup> November 2022** and **23:59 on Monday 19<sup>th</sup> December 2022**.

The Council is now using consultation software called Inovem; this is our preferred method for comments to be submitted. To submit comments, you will need to register. Once registered you will be able to make comments on the different sections and policies within the District Plan, as well as on other documents.

## **Notification emails**

65. Those subscribed to the Planning Policy email alert as well as statutory consultees received the email below, providing them with a direct link to the consultation webpage. People who asked to be added to the email alert during the consultation were also automatically sent the email.

**Mid Sussex Consultation Draft District Plan 2021-2039 (Regulation 18)  
November 2022**

We are writing to inform you that Mid Sussex District Council has published a draft Mid Sussex District Plan 2021-2039 for consultation for six weeks from the 7th of November, **closing at 23:59 on the 19th of December 2022.**

The Mid Sussex District Plan 2014-2031 was adopted in March 2018. In accordance with legislation and national policy, Local Plans must be reviewed every five years and updated as necessary. The adopted District Plan commits the Council to reviewing the Plan with submission to the Secretary of State in 2023. The draft District Plan 2021-2039 is published for Regulation 18 consultation which is the first formal stage in its preparation.

The Mid Sussex District Plan 2021-2039 aims at achieving the adopted vision and strategic objectives while implementing a revised strategy to guide growth during the plan period. It provides updated and new policies to ensure that the Plan remains effective and in accordance with National Policy. It also includes new housing allocations to meet identified housing needs. The drafting of the Plan is supported by a proportionate, up-to-date and robust evidence base available alongside the consultation documents.

All of the consultation documents can be viewed on the Regulation 18 Consultation webpage at <https://midsussex.inconsult.uk/districtplanreg18/>. Supporting evidence is accessible from this webpage.

Comments are invited directly from the Regulation 18 Consultation webpage to ensure efficiency and increase accuracy in future reporting. Detailed guidance on how to submit comments is included. Alternatively, representations will be accepted via:

**Post to:** Planning Policy, Mid Sussex District Plan 2021-2039, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

**E-mail to:** [policyconsultation@midsussex.gov.uk](mailto:policyconsultation@midsussex.gov.uk)

For all enquiries, please email [planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk) or telephone (01444) 477053.

## **Notification letters**

66. The following letters were sent to relevant Members of Parliament, district councillors, town and parish councils, and the local libraries and Help Points where printed copies of the documents were available for inspection.



Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Switchboard: 01444 458166  
DX 300320 Haywards Heath 1  
www.midsussex.gov.uk

**Contact:**  
[planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk)  
(01444) 477053

**Your Ref:**  
**Our Ref:** DPR

**Date:** 4<sup>th</sup> November 2022

Dear xxx,

**Mid Sussex Consultation Draft District Plan 2021-2039 (Regulation 18)  
November 2022**

I am writing to inform you that Mid Sussex District Council has published a draft Mid Sussex District Plan 2021-2039 for consultation from the 7<sup>th</sup> of November, closing at 23:59 on the 19<sup>th</sup> of December 2022.

The current District Plan commits the Council to reviewing the Plan with submission to the Secretary of State in 2023.

This consultation represents the first formal stage of the plan making process and the first opportunity for communities, businesses, local groups, infrastructure providers and statutory consultees to comment.

The Mid Sussex District Plan 2021-2039 sets out a revised plan strategy to guide future development. It provides updated and new policies to ensure that the Plan remains effective and in accordance with National Policy. It also includes new housing allocations to meet identified housing needs.

All of the consultation documents and full evidence base can be viewed on the Regulation 18 Consultation webpage at <https://midsussex.inconsult.uk/districtplanreq18/> from Monday 7<sup>th</sup> November.

Comments can be submitted online using the link above, or by:

**Post to:** Planning Policy, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

**E-mail to:** [policyconsultation@midsussex.gov.uk](mailto:policyconsultation@midsussex.gov.uk)

All responses made through the consultation will be carefully considered. All responses will be considered by the Council before the Plan progresses to the final consultation (Regulation 19). This is likely to be later in 2023.

Printed copies of the documents will be made available for public inspection at all Town and Parish Council offices, public libraries and help-points in Mid Sussex and at the District Council offices. However, if you would like a printed copy please do let me know.

If you would like to discuss, please do not hesitate to let me know.

Yours sincerely,|

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Planning and Economy





Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Switchboard: 01444 458166  
DX 300320 Haywards Heath 1  
www.midsussex.gov.uk

**Contact:**  
[planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk)  
(01444) 477053

**Your Ref:**  
**Our Ref:** DPR

**Date:** 4<sup>th</sup> November 2022

Dear Councillor,

**Mid Sussex Draft District Plan 2021-2039 (Regulation 18)  
November 2022**

I am writing to inform you that a draft Mid Sussex District Plan 2021-2039 has been published for consultation from the 7<sup>th</sup> of October, **closing at 23:59 on the 19<sup>th</sup> of December 2022.**

The Mid Sussex District Plan 2014-2031 was adopted in March 2018. In accordance with legislation and national policy, Local Plans must be reviewed every five years and updated as necessary. The adopted District Plan commits the Council to reviewing the Plan with submission to the Secretary of State in 2023. The draft District Plan 2021-2039 is published for Regulation 18 consultation which is the first formal stage in its preparation.

The Mid Sussex District Plan 2021-2039 aims at achieving the adopted vision and strategic objectives while implementing a revised strategy to guide growth during the plan period. It provides updated and new policies to ensure that the Plan remains effective and in accordance with National Policy. It also includes new housing allocations to meet identified housing needs. The drafting of the Plan is supported by a proportionate, up-to-date and robust evidence base available alongside the consultation documents.

All of the consultation documents can be viewed on the Regulation 18 Consultation webpage at <https://midsussex.inconsult.uk/districtplanreq18/>. Supporting evidence is accessible from this webpage.

Comments are invited directly from the Regulation 18 Consultation webpage to ensure efficiency and increase accuracy in future reporting. Detailed guidance on how to submit comments is included. Alternatively, representations will be accepted via:

**Post to:** Planning Policy, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

**E-mail to:** [policyconsultation@midsussex.gov.uk](mailto:policyconsultation@midsussex.gov.uk)

All responses made through the consultation will be carefully considered. A consultation report summarising the issues raised and how they have been considered will be published on the Council's website and considered by the Scrutiny Committee and Council, before the document progresses to the next stage in the plan-making process (Regulation 19) which includes further consultation.

**Printed copies of the documents will be made available for public inspection at all Town and Parish Council offices, public libraries and help-points in Mid Sussex and at the District Council offices.**

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Further details of the consultation can be found in the Statement of Representations, available to view online at <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/district-plan-review/>.

For all enquiries, please email [planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk) or telephone (01444) 477053.

Yours faithfully,



Andrew Marsh – Head of Planning Policy and Housing Enabling

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Planning and Economy





Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Switchboard: 01444 458166  
DX 300320 Haywards Heath 1  
www.midsussex.gov.uk

**Contact:**  
[planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk)  
(01444) 477053

**Your Ref:**  
**Our Ref:** TPC/DPR

**Date:** 4<sup>th</sup> November 2022

## Town and Parish Councils

Dear Sir/Madam,

### Mid Sussex Consultation Draft District Plan 2021-2039 (Regulation 18) November 2022

I am writing to inform you that Mid Sussex District Council has published a draft Mid Sussex District Plan 2021-2039 for consultation from the 7<sup>th</sup> of November, **closing 23:59 on the 19<sup>th</sup> of December 2022**.

The Mid Sussex District Plan 2014-2031 was adopted in March 2018. In accordance with legislation and national policy, Local Plans must be reviewed every five years and updated as necessary. The adopted District Plan commits the Council to reviewing the Plan with submission to the Secretary of State in 2023. The draft District Plan 2021-2039 is published for Regulation 18 consultation which is the first formal stage in its preparation.

The Mid Sussex District Plan 2021-2039 aims at achieving the adopted vision and strategic objectives while implementing a revised strategy to guide growth during the plan period. It provides updated and new policies to ensure that the Plan remains effective and in accordance with National Policy. It also includes new housing allocations to meet identified housing needs. The drafting of the Plan is supported by a proportionate, up-to-date and robust evidence base available alongside the consultation documents.

All of the consultation documents can be viewed on the Regulation 18 Consultation webpage at <https://midsussex.inconsult.uk/districtplanreq18/>. Supporting evidence is accessible from this webpage.

Comments are invited directly from the Regulation 18 Consultation webpage to ensure efficiency and increase accuracy in future reporting. Detailed guidance on how to submit comments is included.

Alternatively, representations will be accepted via:

**Post to:** Planning Policy, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

**E-mail to:** [policyconsultation@midsussex.gov.uk](mailto:policyconsultation@midsussex.gov.uk)

All responses made through the consultation will be carefully considered. A consultation report summarising the issues raised and how they have been considered will be published on the Council's website and considered by the Scrutiny Committee and Council, before the document progresses to the next stage in the plan-making process (Regulation 19) which includes further consultation.

**Please find enclosed printed copies of documents and other supporting material. We would be grateful if you could make these readily available to the public.**

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Planning and Economy



Further details of the consultation can be found in the Statement of Representations, available to view online at <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/district-plan-review/>.

For all enquiries, please email [planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk) or telephone (01444) 477053.

Yours faithfully,



Andrew Marsh – Head of Planning Policy and Housing Enabling

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Planning and Economy



Comments can be submitted online at: [Draft Mid Sussex District Plan 2021-2039 - Mid Sussex District Plan \(inconsult.uk\)](#).

Alternatively, comments can be submitted:

- ✉ By e-mail: [policyconsultation@midsussex.gov.uk](mailto:policyconsultation@midsussex.gov.uk) or
- ✉ By post: Planning Policy, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

We cannot take account of responses which are given to us confidentially as the public have the right to view comments made. Anonymous comments will also not be accepted. Submissions received after the deadline will not be accepted.

#### **Notification of further stages**

Comments may be accompanied by a request to be notified at a specified address of the outcomes of the Regulation 18 consultation and next step (Regulation 19 consultation).

#### **Availability of Documents**

Council's website: [District Plan Review - Mid Sussex District Council](#)

#### **Council Offices**

Oaklands, Oaklands Road, Haywards Heath, West Sussex RH16 1SS (01444 458166)

#### **Libraries in Mid Sussex**

Burgess Hill Library, 15-19 The Martlets, Burgess Hill, RH15 9NN (01444 255452)

East Grinstead Library, 32-40 West Street, East Grinstead, RH19 4SR (01342 332900)

Hassocks Library, 9 Ewart Close, Hassocks, BN6 8FJ (01273 842779)

Haywards Heath Library, 34 Boltro Road, Haywards Heath, RH16 1BN (01444 255444)

Hurstpierpoint Library, Trinity Road, Hurstpierpoint, BN6 9UY (01273 832609)


#### **Help Points in Mid Sussex**

Burgess Hill Help Point, Burgess Hill Town Council Offices, 96 Church Walk, Burgess Hill, West Sussex, RH15 9AS (01444 247726)

East Grinstead Help Point, Public Library, 32-40 West Street, East Grinstead, West Sussex, RH19 4SR (01342 300780)


Haywards Heath Help Point, Oaklands, Oaklands Road, Haywards Heath, West Sussex RH16 1SS (01444 458166)

Should you have any queries relating to the District Plan, you can contact the Planning Policy team by e-mailing: [policyconsultation@midsussex.gov.uk](mailto:policyconsultation@midsussex.gov.uk).



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## Revised District Plan set for public consultation

PR2474/SB/IMF - 07/11/2022

**Mid Sussex District Council has recommended a revised draft of the District Plan for public consultation, to ensure the plan remains up to date, properly plans for infrastructure to be delivered alongside new homes, and protects the district from speculative, unplanned development.**

Public consultation on the revised draft District Plan will run for a period of six-weeks from 7 November to 19 December 2022.

Housing targets are set for local authorities by the Government and District Plans must set out in broad terms what, where, when and how development should take place. Although Mid Sussex District Council has an adopted District Plan for Mid Sussex which runs from 2018-2031, the Government requires that the plan is updated every five years to ensure that housing need is met, and policies remain relevant and effective.

The Government's Standard Method for calculating future housing need sets Mid Sussex a minimum requirement of delivering a further 8,169 new homes from 2021-2039.

The revised draft District Plan sets out a strategy for how to meet the housing requirement. The starting point is to protect all designated landscapes, such as the High Weald Area of Outstanding Natural Beauty (AONB), from all but limited development.

The Council is seeking to ensure that all opportunities to use brownfield sites are maximised and that any application for development makes the most effective use of land. This approach will help to reduce the number of greenfield sites required to meet the housing target. However, as a predominantly rural district (less than 12% is within a defined built-up area) opportunities for brownfield development are limited.

The revised draft District Plan is guided by the '20-minute neighbourhoods' principle, which ensures new developments are provided in areas where most people's daily needs can be met within a short walk or cycle ride. In line with this principle, sites within the district's three towns and larger villages, which are sustainable locations that already provide a range of services and facilities nearby, have been proposed for development.

In areas with few or no local services or facilities, there is still opportunity for growth if developments are sufficiently large enough to provide new supporting infrastructure on site such as a new primary school, health facilities, neighbourhood centres, small scale retail, employment opportunities, open space, and sports provision. Providing such facilities will create more sustainable developments that benefit both new residents and the existing community.

The revised draft District Plan includes three new sustainable developments at Crabbet Park, Cophorne, Land to the West of Burgess Hill and Land to the South of Reeds Lane, Sayers Common, which will collectively provide 4,750 new homes. The remaining housing need will be met by 21 smaller housing development sites across Mid Sussex, and an allowance for housing built on brownfield sites and windfall.

Councillor Robert Salisbury, Mid Sussex District Council Cabinet Member for Planning said:

"As our population grows, so does the demand for new housing, and the Government has a set formula for calculating exactly how many new homes are required to meet that growing need.

"Without a District Plan to provide a clear vision for the future, control passes to private housing developers, potentially leading to speculative and unwanted development in unsuitable locations.

"By having an up-to-date District Plan, we can set out where those new homes should go and include Planning Policies that ensure developers create sustainable communities with access to essential services and facilities like new schools, healthcare provision, community halls and leisure facilities. It provides certainty for communities, stakeholders, and infrastructure providers."

The revised draft District Plan is available to view online at [www.midsussex.gov.uk/districtplan](http://www.midsussex.gov.uk/districtplan) and paper copies are available at libraries, Help Points, the District Council offices, and Town and Parish Council offices.

Comments can be submitted online at [www.midsussex.gov.uk/districtplan](http://www.midsussex.gov.uk/districtplan) or can be sent to Planning Policy and Housing Enabling, Mid Sussex District Council at Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH161SS.

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## Social media posts



## Public exhibitions

67. Public exhibitions were held to support the consultation at seven locations across the district between 21 November and 6 December 2022. Settlements where significant housing growth was proposed were prioritised. The content of each session was the same, except for more detailed mapping being made available (although all maps could be shown at all sessions if required) to ensure that those unable to attend their local exhibition received the same information by attending an exhibition in another area.

68. These sessions were advertised via the consultation webpage, the Council's social media, and also town and parish council social media. Exhibitions were well attended, as shown below.

69. Posters summarised the content of the draft District Plan and attendees had the opportunity to ask officers questions about the proposals. Maps showing the proposed housing sites were displayed and a summary leaflet and Frequently Asked Questions pack were available in hard copy for attendees to take away. This information was also available on the District Plan Review webpage.

## Council social media advertisement



**Mid Sussex District Council**  
18 November 2022 · 🌐

We will be hosting public exhibitions at the following venues so local people can find out more about the draft District Plan:

- Monday 21 November - Rawson Hall, Bolney
- Tuesday 22 November - Holy Trinity Church, Hurstpierpoint
- Wednesday 23 November - Ansty Village Centre
- Thursday 24 November - Sayers Common Village Hall
- Monday 28 November - Haven Centre, Crawley Down
- Wednesday 30 November - Cyprus Hall, Burgess Hill
- Tuesday 6 December - MSDC Council Chamber, Haywards Heath

All sessions run from 5pm - 7pm and our planning officers will be on hand to answer any questions.

You can also view the revised District Plan and take part in public consultation online at <https://www.midsussex.gov.uk/.../mid.../district-plan-review>



**Mid Sussex District Plan**  
**2021 - 2039**  
**Consultation Draft (Regulation 18)**



**MID SUSSEX**  
**DISTRICT COUNCIL**



November 2022

👍 4 7 comments 28 shares

👍 Like      💬 Comment      ➦ Share

## Town and parish council social media advertisements

**Worth Parish Council** · 21 November 2022 ·

Mid Sussex District Council is in the process of reviewing and updating the District Plan and a public exhibition is being held at The Haven Centre in Crawley Down on Monday 28 November from 5pm to 7pm.

The District Plan 2021-2039 sets out the vision, strategy and policy framework for the district and also includes new housing allocations to meet identified housing needs.

You can respond to the consultation online using the link below. If you are unable to attend the above public exhibition, there are other exhibitions planned across the district. You will find details of these by using the link below.

**MIDSUSSEX.INCONSULT.UK**  
**Draft Mid Sussex District Plan 2021-2039 - Mid Sussex Planning Policy Consultations**

The Mid Sussex District Plan 2014-2031 was adopted in March 2018. In accordance with legislation and national policy, Local Plans must be reviewed every five years and updated as necessary. The adopted District...

Like Comment Share

Write a comment...

**Hurstpierpoint & Sayers Common Parish Council** · 16 November 2022 ·


District Plan - Exhibitions at Hurstpierpoint and Sayers Common

MSDC we will be holding public exhibitions at the Holy Trinity Church, Hurstpierpoint on Tuesday 22nd November and at Sayers Common Village Hall on Thursday 24th November, both from 5pm - 7pm.

The Exhibition will contain information about the draft District Plan and members of the Planning Policy team will be available to answer any questions people may have.

A number of exhibitions are being held around the District, and the content of each will be the same, so that those unable to attend their local exhibition can receive the same information by attending another. The full schedule is as follows, all session 5pm - 7pm.

- Monday 21st November Bolney (Rawson Hall)
- Tuesday 22nd November Hurstpierpoint (Holy Trinity Church)
- Wednesday 23rd November Ansty (Village Hall)
- Thursday 24th November Sayers Common (Village Hall)
- Monday 28th November Crawley Down (Haven Centre)
- Wednesday 30th November Burgess Hill (Cyprus Hall)
- Tuesday 6th December Haywards Heath (MSDC Council Chamber)



4 12 shares

Like Comment Share

Write a comment...





**Burgess Hill Town Council**

30 November 2022 · 🌐



If you would like to find out more about the Mid Sussex District Plan, [Mid Sussex District Council](#) are holding a public exhibition TONIGHT (Wednesday 30 November) at Cyprus Hall, from 5pm - 7pm.

## Mid Sussex District Plan 2021 - 2039

Consultation Draft (Regulation 18)



November 2022



**Mid Sussex District Council**

18 November 2022 · 🌐

We will be hosting public exhibitions at the following venues so local people can find out more about the draft District Plan:

Monday 21 November - Rawson Hall... [See more](#)

👍 Like

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Write a comment...



## Exhibition panels

# Mid Sussex District Plan (2021 - 2039) Consultation



**What is a District Plan?**

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

**Why is the District Plan being updated?**


The current District Plan was adopted in 2018. National policy and legislation requires plans to be reviewed and updated every 5 years, the draft District Plan is the first stage of the update.

**What time period does the District Plan cover?**

District Plans must cover at least 15 years from adoption. As this revised District Plan is scheduled to be adopted in 2024, it needs to cover the period to 2039.

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


- To ensure the District Council has up to date and effective policies for determining planning applications
- To maintain control over where development should occur, and the areas that should be protected
- To demonstrate that the Council can meet its housing, employment and other needs – without which, speculative development can occur
- To have a long-term plan for development, so that infrastructure providers know how much, where and when growth will occur and can plan accordingly
- To plan for site-specific mitigation and infrastructure requirements



Mid Sussex District Plan  
2021 - 2039  
Consultation Draft (Regulation 18)

November 2022

# Mid Sussex District Plan (2021 - 2039) Consultation




**The Vision for Mid Sussex is:**

***"A thriving, attractive and resilient District, which is a highly sustainable and desirable place to live, work and visit. Our aim is to maintain, and where possible, improve the social, economic and environmental well-being of our District and the quality of life for all, now and in the future."***

This vision is underpinned by three priority themes that promote the development of sustainable communities:

- **Environment:** Protecting and enhancing the natural, built, and historic environment;
- **Economy:** Promoting economic vitality; and
- **Social:** Ensuring cohesive, safe and healthy communities

The District Plan embeds the United Nations "Sustainable Development Goals". The District Plan contains the strategy and policies that contribute to these goals.



# Mid Sussex District Plan (2021 - 2039) Consultation



## Plan Strategy

The Plan Strategy guides the distribution of development. The draft Strategy is based on four principles.



# Mid Sussex District Plan (2021 - 2039) Consultation



The draft District Plan contains a suite of policies that together will deliver the vision and priorities for the District. When the Plan is adopted, the Council will be able to use these when determining planning applications.

## The Policies are grouped into separate themes:

### Sustainability – policies that will:

- Address the causes of climate change and increase resilience to the effects of climate change
- Ensure that all development, design and construction will contribute to the reduction of climate emissions
- Support renewable and low carbon energy schemes in suitable locations
- Protect and enhance water resources and water quality
- Support development that is designed to achieved healthy inclusive and safe places

### Natural Environment and Green Infrastructure – policies that will:

- Protect and enhance existing biodiversity
- Deliver biodiversity net gain
- Protect and enhance Green Infrastructure assets and networks
- Mitigate potential pollution, noise, light and air quality

### Countryside – policies that will:

- Protect the countryside
- Maintain the separate identity of settlements
- Protect the High Weald Area of Outstanding Natural Beauty
- Protect the setting of the South Downs National Park
- Mitigate the impact of development of the Ashdown Forest SPA and SAC

### Built Environment – policies that will:

- Make efficient use of previously developed/brownfield land
- Protect heritage assets

# Mid Sussex District Plan (2021 - 2039) Consultation



## Transport – policies that will:

- Require all new developments demonstrate as a first priority, that all sustainable travel interventions have been fully explored and sustainable mitigation is maximised
- Create livable communities which strive to embody the 20 minute neighbourhood concept
- Encourage access to the countryside
- Encourage active travel – walking and cycling

## Economy – policies that will:

- Protect existing employment sites
- Support existing businesses and allowing them room to expand
- Promote inward investment
- Define town and village centres
- Support the rural economy
- Support sustainable tourism and the rural economy

## Housing – policies that will:

- Provide sufficient housing allocations to meet the housing requirement set by Government
- Provide housing that meets the needs of our communities including older people, people with specialist housing needs, those that want to build their own homes and those that need affordable homes
- Ensure housing that is built is well designed and to a high standards

## Infrastructure – policies that will:

- Secure the required infrastructure to support new and existing development
- Encourage the incorporation of high quality advanced digital infrastructure, in towns and rural areas
- Protect existing open space, sport and recreational facilities

# Mid Sussex District Plan (2021 - 2039) Consultation



## How Many Homes does the District Plan need to plan for?

Housing Need	20,142
Housing already planned for	11,973
<b>Housing that the revised District Plan needs to find</b>	<b>8,169</b>

Housing need is determined by a formula set out in National Planning Policy known as the Standard Methodology. For Mid Sussex, housing need is **1,119 dwellings per annum** from 2021 – 2039, a total of 20,142.

However, **11,973** of these are already planned for. This includes existing allocations in:

- The adopted District Plan (2018)
- The Site Allocations document
- Neighbourhood Plans
- Sites with planning permission

Therefore, the District Plan is required to find another **8,169** dwellings in order to meet its housing need.

## How will the Housing Need be met?

The following sites are proposed for allocation:

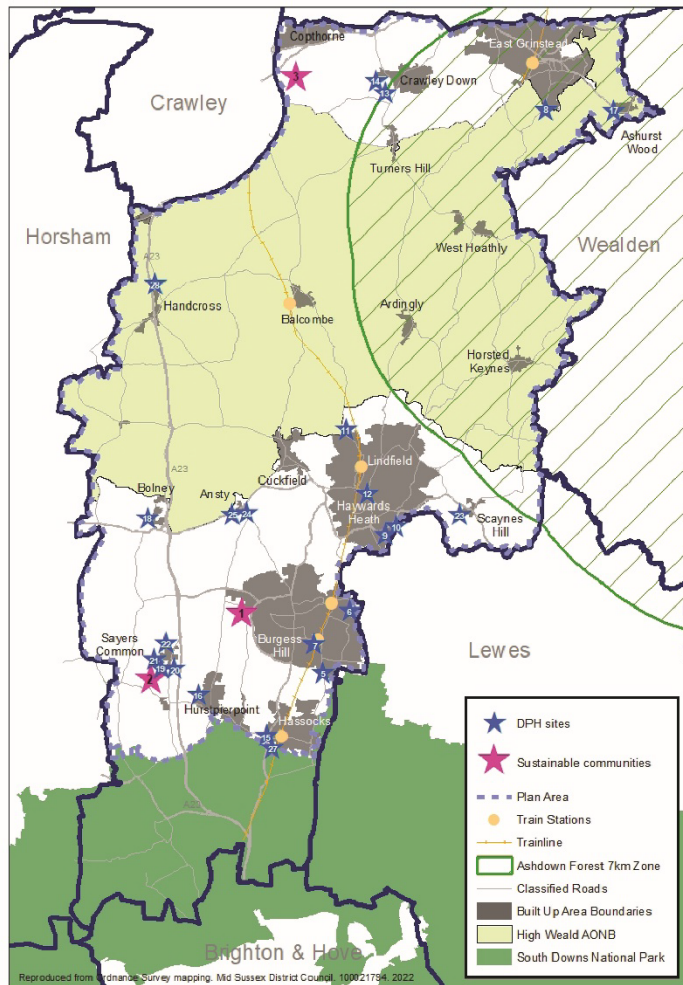
Policy Ref	Site	Settlement	Yield
<b>Sustainable Communities</b>			
DPSC1	Land to West of Burgess Hill	Burgess Hill	1,400
DPSC2	Land to South of Reeds, Sayers Common	Sayers Common	1,850
DPSC3	Land at Crabbet Park, Copthorne	Copthorne	1,500
<b>Housing sites</b>			
DPH5	Batchelors Farm, Keymer Road, Burgess Hill	Burgess Hill	33
DPH6	Land at Hillbrow, Janes Lane, Burgess Hill		25
DPH7	Burgess Hill Station		300
DPH8	Land off West Hoathly Road, East Grinstead	East Grinstead	45
DPH9	Land at Hurstwood Lane, Haywards Heath	Haywards Heath	45
DPH10	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath		30
DPH11	Land east of Borde Hill Lane, Haywards Heath		60
DPH12	Orchards Shopping Centre, Haywards Heath		100
DPH13	Land to west of Turners Hill Road, Crawley Down	Crawley Down	350
DPH14	Hurst Farm, Turners Hill Road, Crawley Down		37
DPH15	Land rear of 2 Hurst Road, Hassocks	Hassocks	25
DPH16	Land west of Kemps, Hurstpierpoint	Hurstpierpoint	90
DPH17	The Paddocks, Lewes Road, Ashurst Wood	Ashurst Wood	8 - 12
DPH18	Land at Foxhole Farm, Bolney	Bolney	200
DPH19	Land at Chesapeake and Meadow View Reads Lane, Sayers Common	Sayers Common	33
DPH20	Land at Coombe Farm, London Road, Sayers Common		210
DPH21	Land to west of Kings Business Centre, Reeds Lane, Sayers Common		100
DPH22	Land south of LVS, Hassocks, London Road, Sayers Common		200
DPH23	Ham Lane, Farm House, Ham Lane, Scaynes Hill	Scaynes Hill	30
DPH24	Challoners, Cuckfield Road, Ansty	Ansty	37
DPH25	Land to the west of Marwick Close, Bolney Road, Ansty		45
<b>Windfall and brownfield allowance</b>			<b>1,714</b>
<b>TOTAL</b>			<b>8,471</b>

This would meet the district's housing need with a small amount for contingency and resilience.

# Mid Sussex District Plan (2021 - 2039) Consultation



## Key Diagram

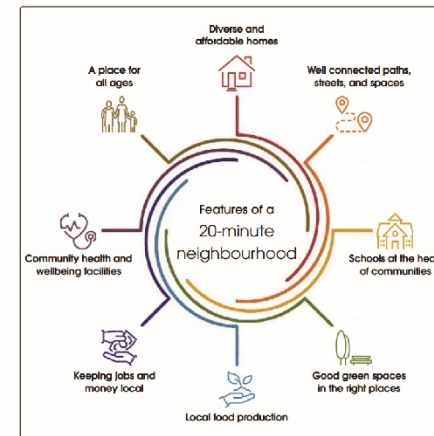


# Mid Sussex District Plan (2021 - 2039) Consultation



The District Plan seeks to allocate land for three new sustainable communities. These will deliver mixed use developments, supported by infrastructure to create sustainable communities, based on the 20 minute Neighbourhood principle.

## 20 minute Neighbourhoods



- A 20-minute neighbourhood is about creating attractive, safe, inclusive walkable environments
- People use 'active travel' rather than cars to access services to support their day to day lives such as shopping, school, green spaces
- Core principle to ensure places are accessible by everyone on foot, wheeling, by cycle, by public transport without using a car
- Well designed places can help tackle a wide range of issues including health, climate change and the decline of local high streets and economies.

**Sustainable Communities**

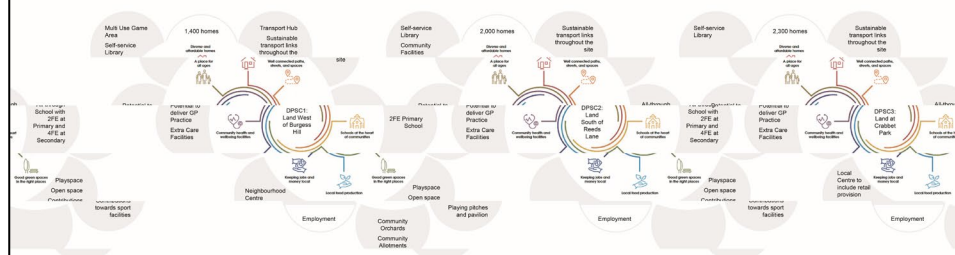
The District Plan seeks to allocate land for three new sustainable communities. These will deliver mixed use developments, supported by infrastructure to create a 20 minute neighbourhood principle.

These three locations are:



<p><b>DPSC2: Land to the south of Reeds Lane, Sayers Common</b></p> <p>Total Yield: 2,000 No. of homes within Plan period (2039): 1,850</p>	<p><b>DPSC3: Land at Crabbet Park, Copthorne</b></p> <p>Total Yield: 2,300 No. of homes within Plan period (2039): 1,500</p>	<p><b>DPSC1: Land to the west of Burgess Hill</b></p> <p>Total Yield: 1,400 No. of homes within Plan period (2039): 1,400</p>
---	--	---

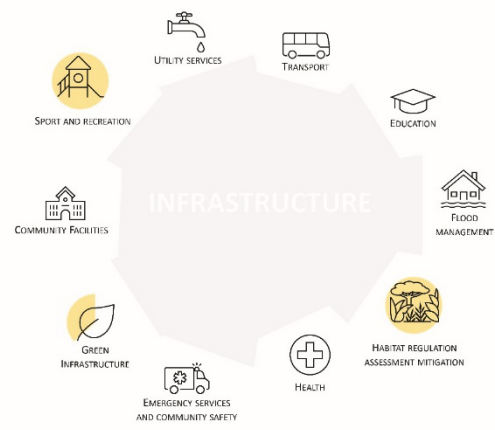
Sustainable Communities provide significant opportunity to provide new homes alongside new infrastructure to serve existing and new communities as set out below:



**Infrastructure to support development**

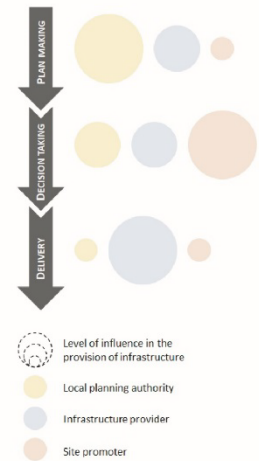
The Council is engaging with key infrastructure providers to understand what and where services and facilities will be needed to support the level of growth identified in the revised District Plan.

Where there is insufficient capacity to support the identified growth, sites will need to contribute to new provision.



The Council has limited responsibilities in the delivery of most infrastructure and is heavily reliant on external providers and organisations expertise and advise to determine what is needed to support development in the plan, and ultimately to deliver the required infrastructure.

The draft Infrastructure Delivery Plan (IDP) reflect the outcome of the Council's engagement with infrastructure providers and site promoters. Infrastructure requirements are set out for each housing site allocations in the revised District Plan.



# Mid Sussex District Plan (2021 - 2039) Consultation



## How Can I Respond:

The easiest way of responding is through the dedicated consultation hub. Once you have registered you can save your comments before submitting and receive updates on progress.



**Online:** [www.midsussex.gov.uk/DistrictPlan](http://www.midsussex.gov.uk/DistrictPlan)

**Email:** [PolicyConsultation@midsussex.gov.uk](mailto:PolicyConsultation@midsussex.gov.uk)

**Post:** Planning Policy, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

**Comments must be received by 23:59 on Monday 19th December 2022**

## Next Steps

This consultation is the first stage in preparing a new District Plan. All responses will be considered and reported to the Council's Scrutiny Committee for Planning, Economic Growth and Net Zero in 2023.

A further consultation is scheduled to take place later in 2023 before it is submitted to the Planning Inspectorate for independent examination. If the Inspector concludes that the District Plan is sound and meets all legal requirements, the Council will be asked to adopt it at which time it will have full weight when determining planning applications. This is scheduled to take place in 2024.

## FAQs

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## Plan making/ Planning System

### What is a District Plan?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Plan Strategy

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

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

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

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

There are four strands to the revised strategy:

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

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

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

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

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

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



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

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

#### Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Housing Need and Requirement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Housing Site Selection/ Housing Strategy**

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

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

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

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

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

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

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

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

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

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

The Site Selection papers published on the Council web site <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/district-plan-2021-2039-evidence-base/>

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

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

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

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

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

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

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

**Housing Site Specific Matters**

**DPH7 Burgess Hill Station**

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

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

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

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

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

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

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

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

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

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

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

**Who owns the allotments?**

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

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

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

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

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

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

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

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

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

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

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

**Environmental Issues**

**How is this Plan sustainable?**

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

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

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

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

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

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

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

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

**Infrastructure**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Neighbourhood Plans**

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

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

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

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

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

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

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

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

**Evidence Base**

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

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

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

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

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

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

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

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

**How can I get involved?**

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

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

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

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

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

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

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

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

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

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

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

Comments can be submitted via the following methods:

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

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

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

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

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

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

The next steps are as follows:

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

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

## **Schedule 2: Summary of main issues raised and how they have been taken into account**

70. The following tables provide a summary of representations received during the Regulation 18 consultation and the Council's response. Note that some policies have been renumbered between the Regulation 18 and Regulation 19 consultations.



**Chapter 1. District Plan - Introduction**

**Number of Comments Received**

<b>Total: 54</b>	<b>Support: 3</b>	<b>Object: 42</b>	<b>Neutral: 9</b>	
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**Comments Received** **Response to comments**

**Statutory Consultees:**

<b>None</b>		
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**MPs/ Local Authorities:**

<b>None</b>		
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**Town and Parish Councils:**

<b>None</b>		
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**Other consultee bodies:**

<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>Draft District Plan should be withdrawn until outcome of planning changes are announced.</li> </ul>	The Government has emphasised that plan making must continue. There are no direct implications from the recent Levelling Up and Regeneration Act.
<b>Others</b>	<ul style="list-style-type: none"> <li>Consultation period should have been 12 weeks.</li> <li>The Public Exhibitions were limited to 2 hours on a single date for each locality. Didn't like the timescale of the exhibition with only 10 days to respond before Christmas.</li> <li>There is a need within MSDC to have management plans for monitoring planning approvals that include conditions that the applicant needs to fulfil.</li> <li>Unacceptable lack of open, transparent consultation and publicity by MSDC to alert and brief all householders about the very important implications for the future and character of villages like Crawley Down.</li> <li>So far, the process has been undemocratic and rather elitist.</li> </ul>	<p>This chapter has been updated to reflect the progress made since Regulation 18. Public consultation at Regulation 18 stage exceeded legal requirements.</p> <p>The Council monitors the progress of developments with planning permission and takes enforcement action when appropriate.</p>

	<ul style="list-style-type: none"> <li>• Lack of community engagement in Plan's 2 years' preparation, up to this consultation.</li> <li>• Documents referred to in Appendix 2 fact checking exercise, in relation to site 688, are not available to residents, to see the data that some of the responses are based on.</li> <li>• Mid Sussex should restart the process for identifying sites to be able to demonstrate 5 years supply up to 2038.</li> <li>• Shouldn't progress a District Plan in times of political uncertainty.</li> <li>• The three-year housing delivery test for Mid Sussex is currently 125% (500 homes); must ensure that existing allocations are delivered sustainably before adding new sites.</li> <li>• Plan should be put on hold while the proposed amendments to the relevant legislation are being debated and look set to result in some major alterations to the requirements placed on MSDC?</li> <li>• MSDC did not (save for one meeting just before the Plan went out) satisfactorily engage with the Parish prior to the Reg 18 consultation; nor did it hold an exhibition in Albourne Parish.</li> <li>• The online questionnaire and feedback mechanism is over complicated and hard to navigate unless you have at least a few hours to spare.</li> <li>• It is not sufficient to involve communities only at the Regulation 18 Stage after the decisions have been made on which sites to include.</li> </ul>	<p>The Government has urged local authorities to continue with plan-making alongside their review of planning legislation and national policy.</p> <p>The Council has committed to engaging with Town and Parish Councils as the Plan progresses, more details on engagement to date are set out in the Committee Report. Further engagement at Regulation 19 stage is set out in the Community Involvement Plan.</p>
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<b>Chapter 2. Background</b>			
<b>Number of Comments Received</b>			
<b>Total: 1</b>	<b>Support: 0</b>	<b>Object: 1</b>	<b>Neutral: 0</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			

None		
<b>MPs/ Local Authorities:</b>		
<b>South Downs National Park</b>	<ul style="list-style-type: none"> <li>Suggested change to the text about the South Downs National Park.</li> </ul>	Change made.
<b>Town and Parish Councils:</b>		
None		
<b>Other consultee bodies:</b>		
None	<ul style="list-style-type: none"> <li></li> </ul>	

<b>Chapter 3. Achieving Sustainable Development</b>			
<b>Number of Comments Received</b>			
<b>Total: 52</b>	<b>Support:10</b>	<b>Object: 33</b>	<b>Neutral: 9</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>East Sussex County Council</b>	<ul style="list-style-type: none"> <li>Public or community transport probably needs to be provided for the rural communities for the 20-minute neighbourhoods to work.</li> </ul>	Site allocations require onsite sustainable transport measures and financial contributions towards further sustainable transport, such as public transport. Sites have been selected following an assessment of their relationship to settlements and accessibility to services, including whether	

		sites can be safely accessed on foot from the nearest settlement.
<b>Homes England</b>	<ul style="list-style-type: none"> <li>Supports 20-minute neighbourhoods as key for Brookleigh.</li> </ul>	Noted.
<b>MPs/ Local Authorities:</b>		
<b>Brighton and Hove City Council</b>	<ul style="list-style-type: none"> <li>Supports 20-minute neighbourhood principle.</li> </ul>	Noted.
<b>Town and Parish Councils:</b>		
<b>None</b>		
<b>Other consultee bodies:</b>		
<b>CPRE Sussex</b>	<ul style="list-style-type: none"> <li>20-minute neighbourhood is not environmentally sustainable if using greenfield sites, need to use brownfield.</li> </ul>	There are insufficient available and deliverable brownfield sites to meet the district's objectively assessed housing needs over the plan period. Greenfield sites have been subject to a rigorous site selection methodology to ensure only the most sustainable sites are allocated.
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>Welcomes the plan acknowledging the environment challenges</li> </ul>	Noted.
<b>Others</b>	<ul style="list-style-type: none"> <li>Support actions that lead to additional cycleways and footpaths</li> <li>Need to link DPSC1: Land at Crabbet Park and DPSC2: Land to the South of Reeds Lane to public transport so Crawley and Brighton can be easily reached</li> <li>The 20-minute neighbourhood principle restricts freedom of movement and prevents privacy.</li> </ul>	The sustainable communities policies and other site allocations include requirements for onsite sustainable transport measures and financial contributions towards offsite improvements.

	<ul style="list-style-type: none"> <li>• Mid Sussex too rural in main for 20-minute neighbourhoods to work. Will only work in urban areas.</li> <li>• Better public transport or community transport needed to get people living in rural areas into sustainable town centres.</li> <li>• Presumptuous to presume people will not drive to a cheaper supermarket out of town.</li> <li>• Funding for 20-min neighbourhoods needs to be explored.</li> <li>• Cycle paths and footpaths need to be improved/more designated.</li> <li>• Sustainable Development needs to be entwined within vision, objectives, policies and allocations chapters.</li> </ul>	<p>The principles of 20-minute neighbourhoods ensure that people have opportunities to access services and facilities by active travel modes, rather than being restricted to this area. A full explanation of the 20-minute neighbourhood principle is set out in the submission draft District Plan and this has been expanded to respond to comments raised.</p>
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<b>Chapter 4. District Plan – Supporting Evidence</b>				
<b>Number of Comments Received</b>				
<b>Total: 126</b>	<b>Support:12</b>	<b>Object: 105</b>	<b>Neutral: 9</b>	
<b>Comments Received</b>				<b>Response to comments</b>
<b>Statutory Consultees:</b>				
<b>East Sussex County Council</b>	<ul style="list-style-type: none"> <li>• Essential that mitigation measures implemented to avoid diverted trips across border, into adjacent networks (B2112 through Ditchling).</li> </ul>			<p>Noted. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.</p>

<b>Historic England</b>	<ul style="list-style-type: none"> <li>• A Heritage topic paper, assets register or heritage survey could be a useful tool to present evidence and deliver a positive heritage strategy</li> </ul>	Noted. Heritage is a key consideration of the Site Selection Process. Where allocations may have an impact on heritage assets, policy requirements have been added to request further heritage evidence and subsequent mitigation.
<b>Surrey County Council</b>	<ul style="list-style-type: none"> <li>• Concerned about cumulative cross-boundary impacts (into Surrey). Consider the Local Model Validation Report (LMVR) to be an acceptable base model but would like some clarity on some points. There are some inaccuracies in the scenario reports which should be corrected. Regarding the Scenario 4 report, SCC expects to see the final forecasting report and not only a summary. Additional analysis and commentary would be helpful for forecast traffic flows around the Surrey boundary, such as A22 southbound, B2028, B2037, and Redehall Road northbound. The transport evidence shows a severe or significant impact on some junctions, and vehicular trip reductions that are based on assumptions which will require further scrutiny. SCC is developing an A22 Corridor Study.</li> </ul>	Additional transport modelling has been carried out alongside ongoing discussion with WSCC, ES and SCC HAs and other key stakeholders under the Duty to Cooperate. This will continue in the lead up to submission – liaison with National Highways will also continue during this period. The Corridor Study has now commenced.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>• Transport evidence base work is not yet complete, further iterations ahead of Regulation 19. Require evidence of how appropriate transport strategy or highway measures can be delivered ahead of submission.</li> </ul>	Additional transport modelling has now been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.
<b>MPs/ Local Authorities:</b>		
<b>None</b>		
<b>Town and Parish Councils:</b>		

<p><b>Hurstpierpoint and Sayers Common Parish Council</b></p>	<ul style="list-style-type: none"> <li>• Housing need should be based on latest housing projections rather than 2014-based projections – NPPF is going to be amended</li> </ul>	<p>The Council has actively lobbied Government (through the formal consultations on such matters) that the most recent housing projections should be used. However, the current national policy and guidance position is that only the 2014-based projections are acceptable. The NPPF has been subject to consultation regarding revisions, a revised NPPF has not been published. Therefore, we must continue to comply with current national policy. The Council will continue to monitor the situation accordingly.</p>
<p><b>Bolney Parish Council</b></p>	<ul style="list-style-type: none"> <li>• Do not agree with the findings within the Sustainability Appraisal</li> <li>• High Weald impact should be 'high' therefore would fail methodology</li> </ul>	<p>Detailed comments are provided regarding the findings of the Sustainability Appraisal. In general, the SA has been prepared on a consistent basis across all sites, using the same data sources and benchmarking. Any issues raised regarding factual inaccuracies will be investigated and amendments made if required, ahead of Regulation 19 stage. The conclusion against criteria 1 (Landscape / AONB) has been scored on a consistent basis. It is based on information from the</p>

		High Weald AONB Unit. A site would only score “Very Negative” where the AONB assessment has been concluded as having high impact on the AONB or likely major development within the AONB – the justification is included in a separate Topic Paper. The AONB Unit has not formed this conclusion and the site is not within the AONB so cannot be considered ‘major’ in NPPF paragraph 179 terms.
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• Preliminary Ecological Appraisals and Green Infrastructure Mapping/ Ecological Network Mapping should be used in supporting the Plan.</li> </ul>	Since the Regulation 18 consultation, ecology surveys and other information have been provided for a number of sites. Note that there is a difference between what is required to support an allocation, and a subsequent planning application.
<b>Others</b>	<ul style="list-style-type: none"> <li>• MSDC too reliant on external providers to provide infrastructure. MSDC powerless to control this.</li> <li>• Site 677 (Land south of Burleigh Lane, Crawley Down) should not be omitted from the plan.</li> <li>• Promoting land off Silver Birches in Haywards Heath for development.</li> <li>• Ambiguities and inconsistencies about DPSC2: Land to the South of Reeds Lane.</li> </ul>	Site promoters for omission sites will have an opportunity to attend the plan’s examination and make a case for their inclusion. Further site-specific evidence will be published alongside the Regulation 19 consultation.



	<ul style="list-style-type: none"> <li>• Further clarity is needed with regards to infrastructure delivery of DPSC2: Land to the South of Reeds Lane.</li> <li>• The options selected for comparison are inconsistent qualitative and too restricted in number.</li> <li>• Transport modelling has proved virtually useless, at best misleading.</li> <li>• Brownfield sites should be developed as a priority and build higher-density developments.</li> <li>• Water facilities at maximum. Flooding an issue.</li> <li>• Parking at all three stations needs to be increased significantly.</li> <li>• Lack of information provided on Sustainable Communities' sites</li> <li>• Traffic won't cope in the proposed locations.</li> <li>• Inaccuracies in text relating to Sayers Common.</li> <li>• Site Selection methodology and conclusions are wrong; criteria are fundamentally flawed.</li> <li>• Plan needs to consider aerodrome safeguarding (air safety).</li> <li>• Sustainability Appraisal based on out of date info.</li> <li>• Insufficient waste management to cope with new housing volumes.</li> <li>• The Plan shouldn't rely on Census data 2021 which was taken during the pandemic.</li> <li>• The site selection process lacks a quantitative assessment of different options to demonstrate that the proposed allocations represent the most sustainable solution.</li> <li>• Evidence base should be renewed and under constant review.</li> <li>• Incorrect references in the HRA.</li> <li>• No evidence of the Duty to Co-operate.</li> <li>• Need to consider Crawley's unmet housing need.</li> <li>• Unfortunate factual errors have now been incorporated into the evidence base.</li> <li>• No Statement of Common Ground published.</li> </ul>	<p>Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period. Many changes have been made to the plan since the Regulation 18 consultation in response to comments, including further requirements and detail on flood risk and drainage, aerodrome safeguarding, and green infrastructure.</p> <p>Comments related to the Site Selection Methodology and Site Selection: Conclusions paper have been addressed within updated versions of these documents which have been republished at Regulation 19. Census data is the most reliable source of information available. The Infrastructure Delivery Plan has been updated to include strategic infrastructure requirements set out by statutory bodies and infrastructure providers as well as local infrastructure identified through engagement with Town and Parish Councils.</p>
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		<p>Statements of Common Ground have and will continue to be prepared and the evidence base updated.</p> <p>The Evidence Base has been updated and new studies and reports added to the online library. It is likely that additional studies and topic papers will be prepared to support Submission. Duty to Co-Operate is ongoing to the point of Submission – a Duty to Co-Operate statement will be published at that time setting out the mechanisms and outcomes reached. The consideration of unmet need from neighbouring authorities is set out within the Regulation 19 Plan.</p>
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<b>Chapter 5. Vision and Objectives</b>			
<b>Number of Comments Received</b>			
<b>Total: 26</b>	<b>Support: 7</b>	<b>Object: 14</b>	<b>Neutral: 5</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			

<b>Natural England</b>	<ul style="list-style-type: none"> <li>Suggested additional wording regarding biodiversity, net gain and nature recovery to reflect Environment Act 2021, Environment Plan and Environmental Improvement Plan.</li> </ul>	Strategic objectives amended.
<b>Homes England</b>	<ul style="list-style-type: none"> <li>24 strategic development principles for Brookleigh align with the 3 priority themes and 15 objectives</li> </ul>	Noted.
<b>MPs/ Local Authorities:</b>		
<b>Crawley Borough Council</b>	<ul style="list-style-type: none"> <li>Support but “Environment” should include recognition of the need to mitigate and adapt to climate change, net zero economy</li> </ul>	Strategic objectives amended.
<b>South Downs National Park Authority</b>	<ul style="list-style-type: none"> <li>Suggested wording to objective 3 to broaden reference to the range of special qualities of protected and valued landscapes.</li> </ul>	Strategic objective to protect valued landscapes encompasses broad special qualities, with further detail set out in heritage policies.
<b>Town and Parish Councils:</b>		
<b>Lindfield Rural Parish Council</b>	<ul style="list-style-type: none"> <li>P27 – 29 Environment/Economy/Growth – we support these objectives provided that the correct balance can be agreed between them and funding is identified to deliver a realistic plan.</li> </ul>	Noted.
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>Environmental objectives fail to reflect the ambition and urgency needed to restore the natural environment. Suggested wording to objective 3 or new objective provided.</li> </ul>	Strategic objectives amended.
<b>Others</b>	<ul style="list-style-type: none"> <li>Objectives haven’t been uniformly applied in the housing developments</li> <li>Social element of building and maintaining communities has been ignored</li> <li>Housing demand methodology is not helpful</li> <li>Objectives not applied through the plan</li> </ul>	Site allocations and other policies in the plan are considered to be consistent with the strategic objectives. The strategic objectives include a social element, to support

		sustainable communities and meet the needs of all sectors of the community. Each policy notes which objective it is contributing to.
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<b>Chapter 6. District Plan Strategy</b>			
<b>Number of Comments Received</b>			
<b>Total: 209</b>	<b>Support: 7</b>	<b>Object: 184</b>	<b>Neutral: 18</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Change “good public transport” to “relatively good public transport” to better describe category 1 towns.</li> </ul>		Amendment made. Developments at category 1 towns include requirements for financial contributions to sustainable transport measures, helping to further improve public transport accessibility and provision.
<b>MPs/ Local Authorities:</b>			
<b>Brighton and Hove City Council</b>	<ul style="list-style-type: none"> <li>Support approach for identifying development potential</li> </ul>		Noted.
<b>Crawley Borough Council</b>	<ul style="list-style-type: none"> <li>Support “making effective use of land”</li> <li>Supports allowing extensions of existing settlements</li> </ul>		Noted.

<b>South Downs National Park Authority</b>	<ul style="list-style-type: none"> <li>• Support protection of designated landscapes, but concerned if the NP and its setting have been considered</li> <li>• Pages 33 and 34 fail to consider South Downs National Park</li> </ul>	<p>South Downs National Park is referenced in relevant sections of the plan, emphasising the importance of protecting its special qualities and setting. A separate Topic Paper will be published to demonstrate consideration of the SDNP when assessing sites.</p>
<b>Town and Parish Councils:</b>		
<b>Ansty and Staplefield Parish Council</b>	<p>The development strategy for the existing District Plan should be continued rather than focusing more development at the villages. Landscape impact is only one consideration, and great weight should be given to transport impacts associated with this new strategy.</p>	<p>The draft District Plan explained (Chapter 6) that there is a need to review and update the current strategy. The outcome of additional evidence base work (e.g. transport and sustainability appraisal) will provide justification for whether the site would meet the plan strategy or not (noting that, even if compliant with the plan strategy, it may not be suitable for allocation for other reasons).</p>
<b>Cuckfield Parish Council</b>	<p>The development strategy for the existing District Plan should be continued rather than focusing more development at the villages. Landscape impact is only one consideration, and great weight should be given to transport impacts associated with this new strategy</p>	<p>The draft District Plan explained (Chapter 6) that there is a need to review and update the current strategy. The outcome of additional evidence base work (e.g. transport and sustainability appraisal) will provide justification for whether the site would meet the plan strategy or not (noting that, even if compliant</p>

		with the plan strategy, it may not be suitable for allocation for other reasons).
<b>Lindfield Rural Parish Council</b>	Infrastructure must be provided in advance of new developments being occupied.	There is ongoing engagement with infrastructure providers to ensure that development is supported by the appropriate infrastructure. The Council will also be engaging with Town and Parish Councils ahead of Regulation 19 stage to discuss local infrastructure requirements resulting from the draft allocations. This will inform individual site policy requirements and the Infrastructure Delivery Plan which accompanies the District Plan.
<b>Peycombe Parish Council</b>	<ul style="list-style-type: none"> <li>• The amount of housing proposed will decrease the remaining countryside and increase urbanisation, with wider impacts on surrounding infrastructure and less availability of services for residents living in outlying villages.</li> <li>• Development will have a serious impact on local highways, increasing pollution and noise.</li> <li>• There needs to be further assessment of environmental impact including water supply and drainage.</li> </ul>	The District Plan is accompanied by a Strategic Transport Study which models planned growth and determines impact on the transport network. National Planning Policy is clear that schemes can only be refused where it is assessed that 'severe' impacts would arise. The policy requirements include provision of on-site wastewater infrastructure including new wastewater treatment works.
<b>Poynings Parish Council</b>	<ul style="list-style-type: none"> <li>• The housing target should not be based on the standard method now that the government has moved away from mandatory targets.</li> </ul>	The NPPF has been subject to consultation regarding revisions,

		but a revised NPPF has not been published. Therefore, we must continue to comply with current national policy. The Council will continue to monitor the situation accordingly.
<b>Balcombe Parish Council</b>	<ul style="list-style-type: none"> <li>• Development cannot be the only way to retain vital services.</li> <li>• Pleased that allocations have been removed from the AONB.</li> </ul>	Noted.
<b>Hurstpierpoint and Sayers Common Parish Council</b>	<ul style="list-style-type: none"> <li>• There is no justification for avoiding any development in the AONB, which already includes some large settlements.</li> <li>• MSDC could be more proactive in identifying and bringing forward brownfield sites. Too much greenfield land is being allocated.</li> <li>• The small amount of development planned at the 3 main towns does not reflect the plan's strategy of promoting an urban focus. There should be greater emphasis on urban renewal and redevelopment.</li> <li>• The plan does not focus growth at the 3 main towns or distribute it evenly across larger villages. MSDC has selected sites based primarily on where land has been promoted by developers through the SHLAA. Growth should be focused at the main towns.</li> </ul>	<p>The District Plan strategy aims to protect designated landscapes such as the AONB, however it does not preclude development – in fact, the draft District Plan allocates sites within the AONB. It does, however, restrict large-scale ('Major') development – this is in accordance with the strong protection afforded to protected landscapes within national policy. In accordance with National Policy, allocations are first sought in areas which are not afforded the highest level of protection.</p> <p>The UCS has been prepared by expert consultants and forms the Council's evidence on this matter. It assesses the potential for development on Brownfield sites over the plan period, accepting that this is a form of 'windfall' and will need to be justified.</p>

		<p>The draft District Plan contained allocations on brownfield sites (Burgess Hill Station, Orchards Haywards Heath, LVS Sayers Common).</p> <p>The distribution of development is based on the availability and suitability of sites. Regardless, Tables 1a and 1b within the draft Plan demonstrate that (aside from the Northern Arc allocation) there is a fair distribution between the three towns.</p>
<b>East Grinstead Town Council</b>	<ul style="list-style-type: none"> <li>Noted that East Grinstead has limited growth potential due to the Ashdown Forest zone of influence and the AONB.</li> </ul>	Noted.
<b>Worth Parish Council</b>	<ul style="list-style-type: none"> <li>Crawley Down has already taken significant development and infrastructure is insufficient for further growth.</li> <li>The plan should allow more growth in SDNP and the AONB.</li> </ul>	<p>The District Plan strategy aims to protect designated landscapes such as the AONB, however it does not preclude development – in fact, the draft District Plan allocates sites within the AONB. It does, however, restrict large-scale ('Major') development – this is in accordance with the strong protection afforded to protected landscapes within national policy. In accordance with National Policy, allocations are first sought in areas which are not afforded the highest level of protection.</p>
<b>Other consultee bodies:</b>		



<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• Will housing targets be reconsidered after government housing target changes?</li> <li>• Is the environmental evidence base supporting the local plan sufficient to confidently ensure this housing need can be delivered sustainably?</li> <li>• Consider other national ecological assets alongside AONBs and High Weald - map needed</li> </ul>	<p>A new NPPF has not been published therefore there are no changes to the calculation of housing need. The objectively assessed housing need for Mid Sussex is unlikely to change significantly.</p> <p>The evidence base and Policies Map have been updated.</p>
<b>Woodland Trust</b>	<ul style="list-style-type: none"> <li>• Recommends guidance on: <i>Residential development and trees – the importance of trees and green spaces</i></li> </ul>	<p>Noted. The plan has been amended in several places to take account of specific recommendations by the Woodland Trust.</p>
<b>Others</b>	<ul style="list-style-type: none"> <li>• Levelling up bill updates re: non-mandatory targets should be taken at face value</li> <li>• Needs calculation not realistic as 60% of MSDC is National Park or AONB</li> <li>• Affordable housing targets not likely to be achieved</li> <li>• Decrease development in countryside</li> <li>• Site allocation doesn't consider the impacts of infrastructure needs</li> <li>• Overloaded water supply and serious impact on highways A23, A2300 and A272</li> <li>• Growth is not the only way to support provision of local services – strategy needed to retain and support existing services in rural communities</li> <li>• New strategy for service provision where further development is not suitable</li> <li>• limited growth potential at East Grinstead noted</li> <li>• Not positively prepared, justified or consistent with National planning policy</li> <li>• Amend to allocate developments in AONBs – developments should be limited but not excluded</li> <li>• Emphasise the potential for urban renewal and redevelopment to contribute to housing supply needed</li> <li>• Distribute areas of growth in and around HH and EG – areas of growth are not balanced between main towns</li> </ul>	<p>A new NPPF has not been published therefore there are no changes to the calculation of housing need. The objectively assessed housing need for Mid Sussex is unlikely to change significantly.</p> <p>The evidence base and Policies Map have been updated.</p> <p>Site allocations have been through an objective site selection process and subject to Sustainability Appraisal.</p> <p>Further site-specific evidence will be published alongside the Regulation 19 consultation.</p> <p>Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up</p>

	<ul style="list-style-type: none"> <li>• Ansty is not considered an appropriate settlement for expansion but supports DPH24: Challoners, Cuckfield Road and DPH25: Land to the West of Marwick Close, Bolney Road if the development is proportional to the scale of the village</li> <li>• Supports development at sustainable settlements BH, EG and HH</li> <li>• More investment in infrastructure needed</li> <li>• AONB and SDNP cannot be immune from development</li> <li>• New developments must have infrastructure provisions - no capacity in existing towns</li> <li>• Ansty is not considered an appropriate settlement for expansion</li> <li>• Supports proportionate development at Cuckfield in line with the Neighbourhood Plan</li> <li>• Fairer distribution of development needed</li> <li>• Mention other ecological assets</li> <li>• Sustainability of allocated sites</li> <li>• More development on brownfield sites. Effective use of land – increasing supply in Turners Hill</li> </ul>	<p>to submission – liaison with National Highways will also continue during this period. Many changes have been made to the plan since the Regulation 18 consultation in response to comments, including further requirements and detail on flood risk and drainage, aerodrome safeguarding, and green infrastructure. Site allocations include requirements for onsite infrastructure and financial contributions towards offsite provision. The examination following Regulation 19 consultation will determine whether the plan is sound.</p>
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<b>Chapter 7. Policies</b>			
<b>Number of Comments Received</b>			
<b>Total: 7</b>	<b>Support: 1</b>	<b>Object: 6</b>	<b>Neutral: 0</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			

<b>Historic England</b>	<ul style="list-style-type: none"> <li>• Standalone policies are not sufficient in relation to heritage risk.</li> <li>• Policies should be tested against the potential risks they might have on heritage.</li> </ul>	Amendments have been made to policies and supporting text to take account of Historic England comments.
<b>MPs/ Local Authorities:</b>		
<b>None</b>		
<b>Town and Parish Councils:</b>		
<b>None</b>		
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• Welcomes the approach that MSDC have taken to give clarity to the policies and their status within the plan.</li> </ul>	Noted.
<b>Others</b>	<ul style="list-style-type: none"> <li>• First paragraph top of page 43, change from “Mandatory” to “Advisory”.</li> <li>• Non-strategic policies in the NPs must remain valid.</li> <li>• Will residents be expected to fund the writing of a new Parish Plan to make it fit with the new District Plan, at a time when there are severe financial constraints?</li> <li>• MSDC should have made clear what the changes were to existing policies.</li> <li>• A longer plan period may be appropriate.</li> </ul>	<p>Where relevant, the plan cross-references neighbourhood plan policies and requires consistency with their policies. The approach taken for strategic/non-strategic policies is in accordance with the NPPF.</p> <p>There is no legal requirement for Neighbourhood Plans to be reviewed or updated.</p> <p>All changes to existing policies were set out in track-changes at Regulation 18 stage. Any changes between Regulation 18 and 19 are also set out in track changes.</p>

		The plan period accords with the NPPF – a minimum 15 years from the point of adoption.
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Chapter 8. Sustainability			
Number of Comments Received			
Total: 157	Support: 16	Object: 130	Neutral: 11
Comments Received			Response to comments
Statutory Consultees:			
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>Consider updating Strategic Flood Risk Assessment (SFRA) and take account of other sources of flooding</li> <li>Support natural flood management and nature-based solutions</li> <li><u>DPS4 Flood Risk and Drainage</u>: Suggested wording for consistency with recently updated PPG.</li> </ul>		A revised SFRA will be published. Policy DPS4 amended as suggested.
<b>East Sussex County Council</b>	<ul style="list-style-type: none"> <li>Health Impact Assessments (HIA) or screening for HIA should be supported by separate guidance and a template to provide clarity on the council's expectations. Potential to specify HIA triggers.</li> </ul>		Additional wording in supporting text to clarify expectations and cross-reference guidance that should be followed.
<b>Historic England</b>	<ul style="list-style-type: none"> <li><u>DPS1 Climate Change</u>: Specific reference to protection of heritage assets should be included</li> <li><u>DSP3 Renewable and Low Carbon Energy Schemes</u>: Specific reference to heritage assets in bullet (i) should be included</li> </ul>		Policy DSP3 has been redrafted and includes specific references to protecting heritage assets. The plan should be read as a whole. Policy DPB2 will be applied to any development affecting a heritage asset.

<b>Homes England</b>	<ul style="list-style-type: none"> <li>• <u>DPS2 Sustainable Design and Construction</u>: Support</li> </ul>	Noted.
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>• <u>DPS4 Flood Risk and Drainage</u>: SuDs should be encouraged in minor developments (1-9 dwellings) too.</li> </ul>	Development size threshold deleted so the policy applies to all development.
<b>Southeast Water</b>	<ul style="list-style-type: none"> <li>• The Plan must do its part in addressing root causes of climate change.</li> <li>• <u>DPS2 Sustainable Design and Construction</u>: Suggest the council could be more ambitious in relation to water use, grey/rainwater harvesting.</li> <li>• Supports DPS3: Renewable and Low Carbon Energy Schemes and DPS4: Flood Risk and Drainage</li> <li>• <u>DPS5 Water Infrastructure and Water Environment</u>: should reference specific water target – recommend council be ambitious.</li> </ul>	Policy DPS2 amended to include additional requirements regarding water resources and water efficiency. Policy DPS5 now refers to water neutrality and the policy on water and wastewater infrastructure has been moved to Policy DPI7.
<b>National Grid</b>	<ul style="list-style-type: none"> <li>• Suggest additional criteria to DPS2: Sustainable Design and Construction to reference the presence of existing infrastructure in design</li> </ul>	Policy DPI1 supports service providers delivering utility infrastructure, subject to accordance with other policies in the plan, and requires that development is coordinated with the delivery and maintenance of infrastructure, both onsite and offsite.
<b>Natural England</b>	<ul style="list-style-type: none"> <li>• <u>DPS1 Climate Change</u>: Support</li> <li>• <u>DPS2 Sustainable Design and Construction</u>: Clarity needed on water efficiency standards are being set</li> <li>• <u>DPS4 Flood Risk and Drainage</u>: Suggested wording to strengthen use of natural flood management solutions</li> <li>• <u>DPS6 Health and Wellbeing</u>: Reference could be made to NE's Green Infrastructure Framework</li> </ul>	Further detail added to Policy DPS2 regarding water efficiency. Policy DPS4 amended to show a preference for soft flood management methods over hard engineered solutions. Policy DPS6 amended to include new references to accessible

		open space and countryside, and enhancement of recreational routes and PROWs.
<b>Thames Water</b>	<ul style="list-style-type: none"> <li>• <u>DPS2 Sustainable Design and Construction</u>: suggest amendment to ensure water efficiency and reduction of water consumption in the design of developments</li> <li>• <u>DPS4 Flood Risk and Drainage</u>: suggest amendment to ensure surface water does not drain to the foul sewer.</li> </ul>	Policy DPS2 amended to include additional requirements regarding water resources and water efficiency. Policy DPS4 amended as suggested.
<b>MPs/ Local Authorities:</b>		
<b>Crawley Borough Council</b>	<ul style="list-style-type: none"> <li>• <u>DPS2 Sustainable Design and Construction</u>: Plan should require development in Southern Water's Sussex North Water Resource Zone (WRZ) to be water neutral.</li> </ul>	There is a new policy on water neutrality (DPS5), which refers to Sussex North WRZ and follows the same approach as the Crawley Local Plan submitted policy.
<b>Wealden District Council</b>	<ul style="list-style-type: none"> <li>• Supports inclusion of sustainability chapter</li> </ul>	Noted.
<b>Town and Parish Councils</b>		
<b>Balcombe</b>	<ul style="list-style-type: none"> <li>• Would like to see requirement for alternative energy supplies for development to be applied</li> </ul>	Policy DPS3: Renewable and Low Carbon Energy Schemes supports proposals for new renewable and low carbon energy projects provided that certain criteria are met (e.g. related to landscape, ecology and neighbouring amenity). In addition, policy DPS2: Sustainable Design and Construction supports alternative energy sources for new developments and requires new

		developments to be net zero-carbon.
<b>Bolney</b>	<ul style="list-style-type: none"> <li>• Seek wording change to <u>DPS3: Renewable and Low Carbon Energy Schemes</u> to reflect cumulative impact of such schemes.</li> </ul>	The wording changes proposed are accepted and will be reflected in the next version of the Plan.
<b>East Grinstead</b>	<ul style="list-style-type: none"> <li>• <u>DPS5 Water Infrastructure and Water Environment</u> Would welcome a commitment (DPS5) for the district to work with SE Water and Southern Water re upgrading infrastructure</li> </ul>	South-East Water and Southern Water are both statutory consultees to the plan-making and planning application processes. They prepare Water Resource and Wastewater management plans (in a similar fashion to District Plans) to plan for increasing demand and their plans to address that.
<b>Hassocks</b>	<ul style="list-style-type: none"> <li>• <u>DPS2 Sustainable Design and Construction</u> may not be strict enough re water use standards.</li> </ul>	DPS2 reflects the findings within the evidence base, as well as balancing this against what can be delivered in feasibility and viability terms. The requirement has been strengthened to 85/litres/person/day to be consistent with similar policies arising in Crawley and Horsham (as there is a joint evidence base on this matter).

<b>Horsted Keynes</b>	<ul style="list-style-type: none"> <li>• <u>DPS1 Climate Change and DPS2 Sustainable Design and Construction</u>, would like to see these taken further with a requirement to demonstrate developments are “zero carbon ready”</li> </ul>	The Council has commissioned consultants, Ricardo, to prepare an evidence base for tighter sustainability standards. These policies have been updated ahead of Regulation 19 to require new developments to be net zero-carbon.
<b>Other consultee bodies:</b>		
<b>CPRE Sussex</b>	<ul style="list-style-type: none"> <li>• The Plan/policies needs to go further to emphasis the context and importance of taking action to address climate change and securing sustainable development.</li> <li>• Robust and transparent monitoring is required to support the ambition in the policies.</li> <li>• Economic and social value to the countryside needs to be given more weight.</li> <li>• Will the ambition in the Sustainable Economic Strategy (SES) for net zero-carbon ready homes be achieved.</li> </ul>	New supporting text for Policy DPS1 provides further detail on climate change evidence, policies and strategies in place at the national and local levels. Policy DPS2 provides options for development to demonstrate zero operational GHG emissions, providing necessary flexibility around specific assessment frameworks. The policy requires post-occupancy monitoring to ensure the objectives of the policy are being realised in practice. Other policies in the plan recognise the wide-ranging value of the countryside.
<b>Gatwick Airport</b>	<ul style="list-style-type: none"> <li>• <u>DPS3 Renewable and Low Carbon Energy Schemes</u>: Suggested wording to reference early engagement with Gatwick Airport</li> <li>• <u>DPS4 Flood Risk and Drainage</u>: suggest additional wording to ensure SuDS do not give rise to increased bird strikes.</li> </ul>	Policy DPS3 and supporting text amended as suggested. Reference to bird strikes added to Policy DPS4.



<b>Woodland Trust</b>	<ul style="list-style-type: none"> <li>• <u>DPS4 Flood Risk and Drainage</u>: suggest additional wording in support of natural flood management.</li> </ul>	Policy amended with reference to soft engineering.
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• <u>DPS3 Renewable and Low Carbon Energy Schemes</u>: seeks clarity that impacts extend to connection to the grid.</li> <li>• <u>DPS4 Flood Risk and Drainage</u>: suggest additional wording in support of natural flood management.</li> <li>• <u>DPS5 Water Infrastructure and Water Environment</u>: wording should be strengthened to include reference to biodiversity, climate change, maintenance and management commitments.</li> </ul>	Policy DPS3 refers to connection to the grid. Policy DPS4 amended with reference to soft engineering. Policy DPS5 replaced by a new water neutrality policy and the previous policy on water and wastewater infrastructure has been moved to Policy DPI7.
<b>Others</b>	<ul style="list-style-type: none"> <li>• Needs to align with the Sustainable Economic Strategy to build ‘net zero-ready homes’ and set out how the Plan will support achieving net zero targets and address scope 3 emissions</li> <li>• Higher standards are not necessary or justified, goes against the NPPG and Written Ministerial Statement – should not go beyond national standards in Building Regulations</li> <li>• Viability impacts need to be fully understood</li> <li>• Lack of transparency – what the HQM standards actually mean for the development needs to be clearer – will it be net zero housing, what renewables will be integrated, will gas boilers be allowed and how water will be managed?</li> <li>• Standards are not ambitious enough in water and energy – below net zero ready standard</li> <li>• Require design to optimise orientation for maximising solar gain, avoid overheating and minimise heat loss</li> <li>• Needs to be seeking higher standards for retrofitting existing buildings – LETI standard</li> <li>• <u>DPS3 Renewable and Low Carbon Energy Schemes</u>: Renewable energy policy should set specific measurable 5 yearly fossil fuel reduction targets and limit the scale of infrastructure in single locations</li> </ul>	New supporting text added to Policy DPS1 to provide further detail on climate change evidence, policies and strategies in place at the national and local levels. Council-wide climate change commitments justify higher standards in the plan. The cost implications of sustainability policies have been factored into the plan’s viability assessment. Policy DPS2 provides options for development to demonstrate zero operational GHG emissions, providing necessary flexibility around specific assessment frameworks. The policy requires post-occupancy monitoring to ensure the objectives of the policy are being realised in

		practice. Policy DPS2 also requires conformity with the Mid Sussex Design Guide SPD.
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Chapter 9. Natural Environment and Green Infrastructure			
Number of Comments Received			
Total: 195	Support: 19	Object: 169	Neutral: 7
Comments Received			Response to comments
Statutory Consultees:			
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li><u>DPN3 Green Infrastructure</u>: 'Green infrastructure' should be changed to 'green and blue infrastructure'.</li> </ul> <u>DPN1 Biodiversity, Geodiversity and Nature Recovery</u> : <ul style="list-style-type: none"> <li>Areas identified as opportunities for nature recovery should be safeguarded from development.</li> <li>Watercourses should have an 8m ecological buffer zone</li> <li>Policy should include reference to river restoration opportunities</li> <li>Provide cross reference to DPN2: Biodiversity Net Gain</li> <li><u>DPN6 Pollution</u>: Amend policy to include suggested statement on pollution prevention practices</li> <li><u>DPN10 Land Stability and Contaminated Land</u>: Amend policy to reference "potential pathways for identified risk to receptors"</li> </ul>		<p>Further detail provided in supporting text, regarding nature recovery and river restoration opportunities.</p> <p>References to blue infrastructure added to policies.</p> <p>Watercourse buffer zone added to Policy DPN1.</p> <p>Policy DPN6 amended to refer to pollution prevention practices.</p> <p>Policy DPN10 amended as suggested.</p>
<b>Historic England</b>	<ul style="list-style-type: none"> <li><u>DPN4 Trees, Woodland and Hedgerows</u>: Support</li> </ul>		Noted.

<b>Natural England</b>	<ul style="list-style-type: none"> <li>• <u>DPN1 Biodiversity, Geodiversity and Nature Recovery</u>: amend wording suggested to provide clarification and strengthen policy</li> <li>• <u>DPN2 Biodiversity Net Gain</u>: Amend wording suggested to strengthen policy</li> <li>• <u>DPN3 Green Infrastructure</u>: amend wording suggested to strengthen policy via inclusion of other blue/ green infrastructure (see NE's GI Framework)</li> <li>• <u>DPN7 Noise Impacts</u>: Amend wording suggested to include reference to natural solutions</li> </ul>	Policies and supporting text amended to strengthen and provide clarification, as suggested.
<b>Southeast Water</b>	<ul style="list-style-type: none"> <li>• Query the justification for the higher 20% BNG threshold for the identified significant sites. Higher BNG targets would create contradiction and complexity</li> </ul>	Higher BNG requirements for the significant sites (Policies DPSC1-3) will help these developments create sustainable new communities. Many LAs are proposing higher BNG requirements than the national minimum, and not only for the largest sites.
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>• <u>DPN6 Pollution</u>: amend wording to include 'Development should not result in or be adversely affected by pollution or hazards, including air, noise, vibration, light, water, soil, odour, dust or other pollutants...'</li> </ul>	Policy amended as suggested.
<b>MPs/ Local Authorities:</b>		
<b>South Downs National Park Authority</b>	<ul style="list-style-type: none"> <li>• <u>DPN8 Light Impacts and Dark Skies</u>: Suggested wording to reference Park's designation as Moore's Reserve and guidance.</li> </ul>	New supporting text to reference Moore's Reserve.
<b>Wealden District Council</b>	<ul style="list-style-type: none"> <li>• Could include reference to cross boundary opportunities to connect habitats and create wider ecological networks.</li> </ul>	Additional references in policies and supporting text to local nature recovery strategies, ecological corridors and river restoration, the benefits of which

		will extend beyond MSDC boundaries.
<b>Town and Parish Councils:</b>		
<b>Balcombe</b>	<ul style="list-style-type: none"> <li>• DPN4 should name the large tracts of ancient woodland in the north of the district (such as Worth Forest and Tilgate Forest).</li> <li>• Biodiversity Net Gain should be provided on or in close proximity to the development</li> </ul>	It is not necessary, or practical, to name each ancient woodland. Ancient Woodland is strongly protected by local and national policy and the size/status/importance of each individual woodland does not affect this strong protection. Provision of Biodiversity Net Gain is governed by legislation, which allows for BNG to be provided off-site. However, more credits are achieved for locating BNG on or in close proximity to the development, therefore there is an advantage to developers for achieving this.
<b>Burgess Hill</b>	<ul style="list-style-type: none"> <li>• <u>DPN9 Pollution</u> should enforce emission free zones around schools, and address emissions from open slurry lagoons</li> </ul>	The District Plan can only include policies that can be taken into account when determining planning applications. Creating emission-free zones is not a planning function, therefore this text can't be added to the policy.

<b>East Grinstead</b>	<ul style="list-style-type: none"> <li>• <u>DPN4: Trees, Woodland and Hedgerows</u>. Remove the word ‘normally’ from ‘will not normally be permitted’.</li> </ul>	In some occasions it will be necessary to permit development that will lead to the loss of trees and this will be assessed on a case-by-case basis.
<b>Hassocks</b>	<ul style="list-style-type: none"> <li>• <u>DPN3 Green Infrastructure</u> Green Infrastructure should specifically list sites identified as Local Green Space in the Hassocks Neighbourhood Plan.</li> </ul>	There is no requirement for this policy to duplicate policies in Neighbourhood Plans however can refer to them for completeness.
<b>Other consultee bodies:</b>		
<b>CPRE Sussex</b>	<ul style="list-style-type: none"> <li>• New policy: Development should only be permitted when demonstrated that water and sewerage infrastructure is sufficient to avoid exacerbating unauthorised releases into water courses.</li> <li>• If water pollution is continued to be dealt with in DPS5: Water Infrastructure and Water Environment, then cross reference to DPN6: Pollution is needed.</li> <li>• <u>DPN1 Biodiversity, Geodiversity and Nature Recovery</u>: amend wording to include Council’s Ecological Network and Green Infrastructure mapping work</li> <li>• Plan should set out express target for new woodland and hedgerows</li> <li>• <u>DPN6 Pollution</u>: should be a strategic policy</li> <li>• <u>DPN7 Noise Impacts</u>: amend wording to provide clarification</li> <li>• <u>DPN8 Light Impacts and Dark Skies</u>: - The light pollution map could valuably be used at the site allocation stage.</li> <li>• <u>DPN9 Air Quality</u>: amend wording to reference the hierarchy principle of avoidance <i>then</i> mitigation</li> </ul>	There is a new policy on water neutrality, while the policy on water infrastructure has been moved to Policy DPI7, and other policies include additional requirements for water treatment and drainage. Policy DPN3 refers to green infrastructure mapping. Various changes to policies and supporting text to provide clarification, including change to Policy DPN9 to reflect the hierarchy of avoidance of impact and then mitigation.
<b>Gatwick Airport</b>	<ul style="list-style-type: none"> <li>• <u>DPN3 Green Infrastructure</u>: Suggested wording to reference design of infrastructure and risk of bird strike</li> </ul>	Reference added to supporting text for Policy DPN3.

<b>Sussex Ornithological Society</b>	<ul style="list-style-type: none"> <li>• Would like to see a map of the ecological networks; proposed development sites should not impinge on these networks.</li> <li>• Bird nest boxes should be provided on all development sites, and for Wakehams Green to require the provision of Swift bricks on a proportion of the new dwellings.</li> <li>• Pet and human free areas which are set aside for nature should be included in Significant Sites (DPSC1-3).</li> </ul>	<p>Policy DPN1 amended to require specific biodiversity features to be incorporated into development, such as bird boxes. Various changes made to policies and supporting text in this chapter to strengthen wording on ecological networks and nature recovery strategies.</p>
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• DPC1: Protection and Enhancement of the Countryside, needs to be consistent with DPN1: Biodiversity, Geodiversity and Nature Recovery, DPN2: Biodiversity Net Gain, DPN3: Green Infrastructure, and DPN4: Trees, Woodland and Hedgerows.</li> <li>• <u>DPN2 Biodiversity Net Gain</u>: Amend policy to reference that BNG is in addition to requirements of Mitigation Hierarchy</li> <li>• <u>DPN4 Trees, Woodland and Hedgerows</u>: amend policy to include reference to “soils”</li> </ul>	<p>The plan should be read as a whole. Policies in this chapter are considered to be consistent with policies in the Countryside chapter. Supporting text clarified regarding BNG being in addition to the mitigation hierarchy. Reference to soils added.</p>
<b>Woodland Trust</b>	<ul style="list-style-type: none"> <li>• Supports UK’s Committee in Climate Change (CCC) proposed rapid increase rate of woodland creation in tackling biodiversity and climate crisis.</li> <li>• Strengthen wording with explicit reference to ancient woodland pasture and historic parkland as habitats that should be given same consideration as ancient woodland.</li> <li>• Support setting greater than 10% target for BNG</li> <li>• Encourage the consideration of developing a local metric for urban/ brownfield sites</li> <li>• Offsite BNG should be part of a comprehensive Nature Recovery network approach.</li> <li>• <u>DPN3 Green Infrastructure</u>: Amend wording to include reference to Local Nature Recovery Network</li> </ul>	<p>Policy DPN3 amended to refer to nature recovery networks. Additional wording in Policy DPN4 regarding buffer zones and replacement trees.</p>

	<ul style="list-style-type: none"> <li>• <u>DPN4 Trees, Woodland and Hedgerows</u>: Amend wording to strengthen reference to: the protection of Ancient Woodland; integration of trees into development (including minimum canopy); source of new trees; replacement trees and buffer zones.</li> </ul>	
<p><b>Others</b></p>	<ul style="list-style-type: none"> <li>• Many of the policies are supported, but text is suggested to strength the policy.</li> <li>• <u>DPN4 Trees, Woodland and Hedgerows</u>: lack of recognition of Worth Forest. Mainly mentions the Ashdown Forest in the policies.</li> <li>• Worth Forest should be designated as a Special Area of Conservation and Special Protection Zone.</li> <li>• Worth Forest will be destroyed by Center Parcs.</li> <li>• Insufficient recognition of Oldhouse Warren and Tilgate, High Beeches, Brantridge, Balcombe and Monks Forests as well. St.Leonard's (Plummers Plain, Newells, Leonards Lee, &amp; Free Chase are under designated for wildlife interest at both national &amp; local levels.</li> <li>• Wider geographical recognition of important green infrastructure sites needed, particularly those in the Hassocks Neighbourhood Plan.</li> <li>• Protected species (identified by Woodland Flora and Fauna Group) are at risk from housing developments.</li> <li>• Long time periods (10-20 years) are required for nature recovery on new sites</li> <li>• increased pollution will be concentrated in narrow village centre streets such as Hurstpierpoint High Street</li> <li>• For BNG, a management plan must be made together with enough money for long term funding before development proceeds.</li> <li>• The policy should include provision for the replacement on a 1:1 basis of ash trees or other trees that are felled due to ash die-back or other disease with alternative natural species.</li> </ul>	<p>MSDC has no control over designation of sites as SPAs or SCAs. Policy DPN4 and others will apply to development affecting Worth Forest and others.</p> <p>Note that there is no proposal for Center Parcs in Mid Sussex. Policy DPN1 requires ecological impact assessments and all the policies in this chapter work together to ensure impacts to the natural environment are avoided, mitigated, and BNG delivered. Policy DPN2 amended to ensure BNG is maintained and monitored for at least 30 years. Various changes to policies and text to provide clarification and additional detail, e.g. noise impacts, aerodrome safeguarding, and appropriate lighting.</p>

	<ul style="list-style-type: none"> <li>• The plan should set out quantitative values for “unacceptable levels of noise”</li> <li>• The policy should specify warm yellow (i.e. temperature of 3000K or less) for outdoor lighting adjacent to sensitive habitats such as ancient woodland.</li> <li>• <u>DPN10 Land Stability and Contaminated Land</u>: should prevent developments from raising the ground level if could result in reduced or blocked water flow from or into adjacent properties.</li> <li>• Nature recovery and enhancement should be given further priority within DPN1: Biodiversity, Geodiversity and Nature Recovery.</li> <li>• Electric vehicles won’t solve everything.</li> <li>• ‘off-site net gain’ needs defining</li> <li>• Reduce bird strike risk near Gatwick by a policy covering green and blue infrastructure.</li> <li>• Add wording to DPN3: Green Infrastructure, to cover aerodrome safeguarding.</li> <li>• <u>DPN9 Air Quality</u>: Pollution - should create emission-free zones for streets around schools.</li> <li>• Protecting the Green spaces Is welcomed but it is felt this could have gone further.</li> <li>• Strongly urge the Council to identify additional areas of existing green infrastructure and opportunities for enhancing and creating new green infrastructure within the plan.</li> <li>• <u>Interactive map/ DPN3 Green Infrastructure</u>: boundary of DPSC1: Land to the West of Burgess Hill should be amended to remove the “Green Circle”.</li> <li>• To achieve the objective of policy DPN1: Biodiversity, Geodiversity and Nature Recovery, Land at Ansty Farm should be reinstated</li> </ul>	
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<b>Chapter 10. Countryside</b>
<b>Number of Comments Received</b>



<b>Total:</b> 82	<b>Support:</b> 14	<b>Object:</b> 52	<b>Neutral:</b> 16	
<b>Comments Received</b>				<b>Response to comments</b>
<b>Statutory Consultees:</b>				
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>• <u>DPC3 New Homes in the Countryside</u>: Needs to clarify that this will not be permitted if it conflicts with other policies or planning guidance</li> </ul>			Plan should be read as a whole therefore not necessary to state this.
<b>Historic England</b>	<ul style="list-style-type: none"> <li>• Supports, DPC2: Preventing Coalescence, DPC3: New Homes in the Countryside, DPC4: High Weald Area of Outstanding Natural Beauty and DPC5: Setting of the South Downs National Park</li> </ul>			No change required.
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>• <u>DPC1 Protection and Enhancement of the Countryside</u>: barrier to statutory utility providers - amend wording to permit development for essential utilities infrastructure</li> </ul>			Policy DPS5 (water and wastewater infrastructure, now DPI7) permits the development or expansion of water supply or sewerage/ sewage treatment facilities, provided that the need for such facilities outweighs any adverse land use or environmental impacts and that any such adverse impact is minimised. Policy DPC1 permits development in the countryside that is supported by a specific policy elsewhere in the plan, which includes DPS7. No change required.
<b>Natural England</b>	<ul style="list-style-type: none"> <li>• <u>DPC4 High Weald Area of Outstanding Natural Beauty</u>: Wording should be strengthened in line with paragraph 176 NPPF.</li> </ul>			Wording strengthened as suggested.
	<ul style="list-style-type: none"> <li>• <u>DPC6 Ashdown Forest SPA and SAC</u>: suggested wording for clarification purposes</li> </ul>			Policy wording amended.
<b>MPs/ Local Authorities:</b>				

<b>South Downs National Park Authority</b>	<ul style="list-style-type: none"> <li>• <u>DPC5 Setting of the South Downs National Park</u>: Support but amend for clarity and to reflect NPPF and include responsibilities MSDC have as per the section 62 duty of regard.</li> </ul>	Amendments made and agreed with SDNPA.
<b>Town and Parish Councils</b>		
<b>Balcombe</b>	<ul style="list-style-type: none"> <li>• <u>DPC4 High Weald Area of Outstanding Natural Beauty</u> Would like to see stronger policy on AONB, and state which policies do not apply in the AONB (e.g. DPC4)</li> </ul>	The Development Plan should be read as a whole, the introduction of cross-references may help the reader however can appear to be too definitive. There are certain instances (e.g. through National Policy) which place tighter restrictions on development in the AONB.
<b>East Grinstead</b>	<ul style="list-style-type: none"> <li>• <u>DPC1 Countryside</u> should include ma showing where Grage 1,2, and 3a agricultural land is.</li> <li>• <u>DPC2 Preventing Coalescence</u>: Would like to see a list/map of areas where coalescence should be resisted</li> </ul>	It is not possible to include such layers on a Policies Map as it covers the whole of the district outside built-up areas. In addition, Grade 3a agricultural land is not mapped – it is assessed on a case-by-case basis. Policy DPC2: Preventing Coalescence can be applied on a case-by-case basis. It is not possible to include a map of areas where coalescence should be resisted, as that will depend on the type/scale/mass of development proposed.
<b>Other consultee bodies:</b>		
<b>The Woodland Trust</b>	<ul style="list-style-type: none"> <li>• <u>DPC6 Ashdown Forest SPA and SAC</u>: Supports protection of Ashdown Forest buffer zone and SANG requirements</li> <li>•</li> </ul>	No change required.

	<ul style="list-style-type: none"> <li>• <u>DPC4 High Weald Area of Outstanding Natural Beauty</u>: Support but add wording explicitly referring to ancient woodlands</li> <li>•</li> </ul>	Policy incorporates all the landscape components of the AONB and should not emphasise one over the others.
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• <u>DPC1 Protection and Enhancement of the Countryside</u>: scope of this policy should go beyond intrinsic character and beauty. Ensure it doesn't conflict with DPN1: Biodiversity, Geodiversity and Nature Recovery, DPN2: Biodiversity Net Gain, DPN3: Green Infrastructure, and DPN4: Trees, Woodland and Hedgerows</li> <li>•</li> </ul>	Policy DPC1 has been amended to reference the wider benefits of the countryside, including social and environmental value such as the provision of ecosystem services, a nature recovery network and resilience to the effects of climate change.
	<ul style="list-style-type: none"> <li>• <u>DPC4 High Weald Area of Outstanding Natural Beauty</u>: large scale housing, industrial and leisure within AONB shouldn't be supported</li> </ul>	Policy amended to clarify that major development will not be supported other than in exceptional circumstances and where it is in the public interest.
	<ul style="list-style-type: none"> <li>• <u>DPC6 Ashdown Forest SPA and SAC</u>: explain process being undertaken to determine whether MSDC will be providing SANGs</li> <li>•</li> </ul>	The District Plan provides high-level information and the detailed process is explained on the Council's website at <a href="https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/">https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/</a> . The HRA also includes more information.
<b>Sussex Ornithological Society</b>	<ul style="list-style-type: none"> <li>• <u>DPC4 High Weald Area of Outstanding Natural Beauty</u>: Add that large-scale housing, industrial and leisure developments within the AONB will not be supported.</li> </ul>	Policy amended to clarify that major development will not be supported other than in exceptional circumstances and where it is in the public interest.
	<ul style="list-style-type: none"> <li>• <u>DPC6 Ashdown Forest SPA and SAC</u>: Further explanation of the process undertaken to determine provision of SANGS is required.</li> </ul>	The District Plan provides high-level information and the detailed process is explained on the Council's website at <a href="https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/">https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/</a> . The HRA also includes more information.

**Others**

DPC1 Protection and Enhancement of the Countryside:

- Needs and sustainability of farming and forestry must be given strong weight
- More incentives for footpaths and right of way
- A map is needed to show areas being covered
- Needs strengthening
- Reference the need to use The Cuckfield Landscape Character Assessment 2012
- Should go further and include stronger preservation of ancient hedgerows
- Support, but agricultural development, including development to support an agricultural activity, should be allowed
- Policy should allow for development of previously developed land (PDL) in the countryside.

Minor changes made to supporting text and policy to strengthen or clarify wording where necessary.

The plan and Policies Map define “countryside” for the purposes of this policy.

The policy requires reference to landscape evidence used in the preparation of neighbourhood plans, where relevant, including the Cuckfield Landscape Character Assessment 2012.

The policy does not prevent non-agricultural development which is necessary to support an agricultural activity (necessary for the purposes of agriculture), subject to policy criteria that minimise landscape impacts and loss of best and most versatile agricultural land.

The policy allows for development in the countryside that is supported by specific policies elsewhere in the development plan, such as DPH2 (sustainable development outside the built-up area) and DPH34 (rural exception sites). Some development of previously developed land is already permitted under the General Permitted Development Order and can happen

		without reference to development plan policy.
	<p><u>DPC2 Preventing Coalescence:</u></p> <ul style="list-style-type: none"> <li>• Restrict development in local gaps</li> <li>• More evidence required at planning stage</li> <li>• Include a list of areas where coalescence is to be resisted</li> <li>• Identification of local gaps should include land between Hurstpierpoint and settlements of Hassocks, BH and Albourne and Sayers Common</li> <li>• Supports Policy DPC2: Preventing Coalescence. Should include a Local Gap between Cuckfield and Haywards Heath.</li> <li>• Supports DPC2: Preventing Coalescence, but the wording of the policy impacts more on large scale developments, small scale should be included</li> </ul>	Minor changes made to policy and supporting text, referring to individual and cumulative harm, local gaps identified in other plans, and the need for landscape and visual impact assessments. The policy provides sufficient protection without identifying specific local gaps, though the Policies Map identifies local gaps that have been defined in neighbourhood plans.
	<p><u>DPC3 New Homes in the Countryside:</u></p> <ul style="list-style-type: none"> <li>• Less restrictions on replacement dwellings</li> <li>• Restrict replacement agricultural buildings</li> <li>• Rural buildings should not be converted for at least 15 years from construction</li> </ul>	<p>Policy wording amended to be less restrictive for replacement dwellings.</p> <p>Permitted development rights allow new agricultural buildings and conversion of agricultural buildings in many cases, without reference to the development plan. For developments that require planning permission, Policy DPC3 ensures recently constructed buildings are not eligible and that their re-use is beneficial for heritage, visual amenity, or landscape character.</p>

	<p><u>DPC4 High Weald Area of Outstanding Natural Beauty:</u></p> <ul style="list-style-type: none"> <li>• Restrict major developments</li> <li>• Specific local housing needs and infrastructure</li> <li>• More clarity is needed to demonstrate the interaction of this policy with others through the plan</li> </ul>	<p>Policy wording amended to restrict major development and refer specifically to new housing development.</p> <p>Clarification provided regarding the crosscutting role of the AONB Management Plan, informing climate change strategies and site allocations.</p>
	<p><u>DPC5 Setting of the South Downs National Park:</u></p> <ul style="list-style-type: none"> <li>• NPPF coherence – amend wording</li> </ul>	<p>Minor policy amendments.</p>
	<p><u>DPC6 Ashdown Forest SPA and SCA:</u></p> <ul style="list-style-type: none"> <li>• District Plan should clarify whether sites will be prioritised in recognition of strategic SANG being delivered.</li> <li>• Support for the 7km protection zone and policy approach.</li> <li>• Concern that 7km zone of influence is being expanded by policy requirement for mitigation adjacent or close to the boundary.</li> </ul>	<p>The site selection methodology does not prioritise sites that deliver SANG but the assessment identifies positive and very positive environmental impacts, and shortlisted sites are then subject to detailed evidence testing and Sustainability Appraisal, to ensure the most suitable and sustainable sites are taken forward.</p> <p>Minor amendments to policy and supporting text to clarify the approach to developments adjacent or close to the 7km zone of influence.</p>

Number of Comments Received			
Total: 22	Support: 4	Object: 17	Neutral: 1
Comments Received			Response to comments
Statutory Consultees:			
<b>Historic England</b>	<ul style="list-style-type: none"> <li>Chapter omits reference to archaeology</li> <li><u>DPB3 Conservation Areas</u>: Support but would like further clarity on: How the plan will address heritage at risk, how the archaeology in the plan area will be managed, how environmental records and local list might assist, How <u>Article 4 Directions</u> may be employed to provide an additional conservation mechanism, What opportunities are there for <u>heritage-led regeneration</u>, What potential is there for new <u>heritage-led tourism</u> initiatives.</li> </ul>		Policies DPB1 and DPB2 amended to make further reference to heritage assets and a specific reference to archaeology.
MPs/ Local Authorities:			
<b>Crawley Borough Council</b>	<ul style="list-style-type: none"> <li><u>DPB1 Character and Design</u>: Recommend that quantitative density standards for different types of location are set out as part of this approach in order to ensure that development sites make efficient use of land.</li> </ul>		Policy and text amended to strengthen links to the Mid Sussex Design Guide SPD. Quantitative density standards may be too prescriptive, but Policy DPB1 ensures development is suited to its context.
Town and Parish Councils:			
<b>Cuckfield Parish Council</b>	<ul style="list-style-type: none"> <li>Suggest Policy DPB1 amended to include reference to specific aspects of design such as height, spacing, and layout.</li> </ul>		Various policy amendments and cross-reference to the Mid Sussex Design Guide SPD.
<b>Balcombe Parish Council</b>	<ul style="list-style-type: none"> <li>DPB2 in combination with other policies fails to protect the setting of listed buildings.</li> </ul>		Other policies in the plan set out requirements for protecting heritage assets, including site-specific requirements for some site allocations.
<b>East Grinstead Town Council</b>	<ul style="list-style-type: none"> <li>Suggest strengthened wording to ensure design prioritises people rather than cars.</li> </ul>		Policy amended.
Other consultee bodies:			

<b>Gatwick Airport</b>	<ul style="list-style-type: none"> <li>• <u>DPB1 Character and Design</u>: Ensure appropriate wording is used to support Aerodrome Safeguarding requirements.</li> </ul>	Section on aerodrome safeguarding requirements added to the policy.
<b>The Woodland Trust</b>	<ul style="list-style-type: none"> <li>• <u>DPB3 Conservation Areas</u>: Suggest adding reference to trees.</li> </ul>	Reference added to policy.
<b>Others</b>	<ul style="list-style-type: none"> <li>• <u>DPB1 Character and Design</u>. Include specific reference in the policies for the LCWiP to show how this is integral to allow walking and cycling routes in and around the town.</li> <li>• <u>DPB2 Listed Buildings and Other Heritage Assets</u>. Enhance wording about trees being incorporated in new development. DPSC3: Crabbet Park and DPH11: Land east of Borde Hill Lane, HH fail to meet the requirements on setting of Listed Buildings in this policy.</li> <li>• Set out more clearly how higher densities and compact forms of development may be appropriate.</li> </ul>	<p>Reference to the LCWIP is included under Policy DPT3. The plan is to be read as a whole rather than repeating parts of policies. Further information has however been added in relation to 20-minute neighbourhood, strengthening the relationship with other policies in the plan.</p> <p>Policy and text amended to strengthen links to the Mid Sussex Design Guide SPD, providing more detail on appropriate densities and other aspects of design.</p>
<b>General</b>	<ul style="list-style-type: none"> <li>• Stronger requirements for dark sky implementation with recognition and wider public support identified from local groups of historic and notable buildings.</li> <li>• This proposal contradicts 20-minute policy.</li> <li>• Policy DPB1: Character and Design needs amending.</li> <li>• The chapter omits reference to archaeology.</li> <li>• Will developments of 500+ expect to have a 'mixed use element'.</li> </ul>	Various changes to policies and text in this chapter to strengthen links to the Mid Sussex Design Guide and make specific reference to archaeology.



**Chapter 12. Transport**

**Number of Comments Received**

<b>Total: 74</b>	<b>Support: 15</b>	<b>Object: 42</b>	<b>Neutral: 17</b>	
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**Comments Received**

**Response to comments**

**Statutory Consultees:**

<p><b>East Sussex County Council</b></p>	<ul style="list-style-type: none"> <li>• <u>DPT1 Placemaking and Connectivity</u>: pg 88. Update to reflect TfSE and mention WSCC Local Cycling and Walking Infrastructure Plan (LCWIP)</li> <li>• <u>DPT3 Active Travel</u>:             <ul style="list-style-type: none"> <li>• Explanation on what the LCWIP is needed.</li> <li>• Reference should be made to West Sussex’s Bus Service Improvement Plan (BSIP)</li> </ul> </li> </ul>	<p>Further detail added to supporting text and Policies DPT1 and DPT3, regarding TfSE, LCWIP, and BSIP.</p>
<p><b>Surrey County Council</b></p>	<ul style="list-style-type: none"> <li>• Concerned about cumulative cross-boundary impacts (into Surrey). Consider the Local Model Validation Report (LMVR) to be an acceptable base model but would like some clarity on some points. There are some inaccuracies in the scenario reports which should be corrected. Regarding the Scenario 4 report, SCC expects to see the final forecasting report and not only a summary. Additional analysis and commentary would be helpful for forecast traffic flows around the Surrey boundary, such as A22 southbound, B2028, B2037, and Redehall Road northbound. The transport evidence shows a severe or significant impact on some junctions, and vehicular trip reductions that are based on assumptions which will require further scrutiny. SCC is developing an A22 Corridor Study.</li> </ul>	<p>Additional transport modelling has been carried out alongside ongoing discussion with WSCC, ES and SCC HAs and other key stakeholders under the Duty to Cooperate. This will continue in the lead up to submission – liaison with National Highways will also continue during this period. The Corridor Study has now commenced.</p>
<p><b>National Highways</b></p>	<ul style="list-style-type: none"> <li>• Measures to reduce trips and reliance on private vehicles are welcomed</li> </ul>	<p>Noted</p>
<p><b>South East Water</b></p>	<p>Support</p>	<p>Noted</p>

**West Sussex  
County Council**

DPT1 Placemaking and Connectivity:

- Reference to the WSTP text (paragraph 1.10)
- p88 fourth paragraph refers to “county boundaries”. This should refer to “local authority boundaries” or more generally to “administrative boundaries”
- revision of text on page 88 third paragraph to “The WSTP seeks to move away from traditional ‘predict and provide’ approach which historically has focused on large capital investment for building capacity in the transport network to cater for forecast unconstrained traffic growth which has often led to exacerbate other impacts, such as increased car ownership, reduced public transport use and service viability, high investment in infrastructure assets which could be utilised for other services, health and well-being and achieving climate change mitigation.”
- Add requirement to undertake and report regular monitoring of travel movements in and out of sites.
- Add objective to demonstrate how needs for external travel will be minimised. i.e provision of facilities and services.

DPT3 Active Travel:

- Not described strongly enough. Statement should acknowledge that users have different abilities. Cycling 5 miles and walking 10 minutes to better sell the concept.

DPT4 Parking and Electric Vehicle Charging Infrastructure:

- Typo Ref third paragraph on p92 suggested amendment: “*Where feasible, higher standards for non-residential development will apply in line with Policy DPT4 below, unless or until higher standards are required nationally.*”
- Section c) non-residential requirements for EV charging differs to the standards in WSCC Guidance on Parking which do not specify a minimum charging speed, nor do they include a minimum threshold for parking where the policy applies.
- Suggest policy amended to ensure DPT4: Parking and Electric Vehicle Charging Infrastructure captures schemes with less than 10 parking spaces and/or footnote 10 is amended to clarify where the policy differs to the guidance.

Policies and supporting text amended.

<b>MPs/ Local Authorities:</b>		
<b>Crawley Borough Council</b>	<ul style="list-style-type: none"> <li>Support, but should refer to link to and support to Crawley’s LCWIP in relation to Crabtree Park development.</li> </ul>	Reference made to neighbouring authority LCWIPs.
<b>South Downs National Park Authority</b>	<ul style="list-style-type: none"> <li>Additional criteria to address impacts on roads in the setting or within the National Park.</li> </ul>	Addressed in Policy DPC3.
<b>Town and Parish Councils:</b>		
<b>Burgess Hill</b>	<ul style="list-style-type: none"> <li><u>DPT3 Active Travel</u> should anticipate new methods such as e-scooters and plan for cycle hubs</li> </ul>	DPT3 refers to provision of ‘active travel’ infrastructure, not limited to only walking and cycling. The supporting text and first paragraph of the policy refers to “walk and wheel”. Therefore, this would be applicable for methods such as e-scooters.
<b>East Grinstead</b>	<ul style="list-style-type: none"> <li><u>DPT1 Placemaking and connectivity</u> should require highways improvements to be delivered before housing is occupied</li> <li><u>DPT3 Active Travel</u> should link with the LCWIP</li> </ul>	This will need to be assessed on a site-by-site basis. For example, for a large scheme to be delivered over a number of phases, mitigation may only be required for later phases. It may not be feasible or viable to deliver all the necessary improvements up front. The LCWIP is mentioned within the policy text

Other consultee bodies:		
<b>CPRE Sussex</b>	<ul style="list-style-type: none"> <li>• <u>DPT2 Rights of Way and Other Recreational Routes</u>: Suggested wording to ensure accessibility</li> <li>• <u>DPT3 Active Travel</u>: Policy should reference provision of facilities and infrastructure that facilitate accessibility to open spaces and countryside for the disabled.</li> <li>•</li> </ul>	Additions made to supporting text and Policies DPT2 and DPT3 regarding accessibility.
<b>Gatwick Airport</b>	<ul style="list-style-type: none"> <li>• <u>DPT1 Placemaking and Connectivity</u>: a proportionate approach that is locationally specific is required.</li> </ul> <p><u>DPT5 Off-Airport Car Parking</u>:</p> <ul style="list-style-type: none"> <li>• Policy should reference Airports existing Surface Access Strategy (ASAS)</li> <li>• Amend as follows: <i>“Controlling the extent of <b>off</b> airport parking, on and off airport helps encourage the use of alternatives <b>sustainable transport modes</b> whilst ensuring sufficient parking is available to passengers and staff who have no other option.”</i></li> <li>•</li> </ul>	Supporting text updated.
<b>The Woodland Trust</b>	<p><u>DPT1 Placemaking and Connectivity</u>:</p> <ul style="list-style-type: none"> <li>• Encourage policies for wildlife bridges, green corridors restoration of damaged ancient woodlands</li> <li>• Strengthen to say highway improvements will be delivered before housing occupation</li> <li>• Acknowledge need of improvements to A22/A264</li> <li>• Add wording to encourage green infrastructure networks</li> </ul>	Policy DPT1 amended to address these points, including a requirement that green infrastructure is incorporated in travel routes.
<b>Others</b>	<p><u>DPT1 Placemaking and Connectivity</u>:</p> <ul style="list-style-type: none"> <li>• Lack of power supply for vehicle charging</li> <li>• Highway improvements are needed</li> <li>• Prioritise developments in areas with rail access</li> <li>• Incentives for developers to provide walkability and cycling routes</li> </ul>	Policy DPT1 has been amended to include additional detail on monitoring of travel plan outcomes. The policy makes it clear that sustainable transport infrastructure will be required.

	<p><u>DPT2 Rights of Way and Other Recreational Routes:</u></p> <ul style="list-style-type: none"> <li>• Replace “encourage” with “required”</li> <li>• New point to be inclusive of people with disabilities</li> </ul>	<p>Policy DPT2 amended to include a criterion on accessibility.</p>
	<p><u>DPT3 Active Travel:</u></p> <ul style="list-style-type: none"> <li>• Cycle-hire schemes</li> <li>• Include the words “safe”, “convenient” and “direct”</li> <li>• Provide wheelchair accessible footpaths</li> <li>• Not enough incentives for developers to comply</li> <li>• BH to HH cycle path must be built prior to completion of Brookleigh secondary school</li> <li>• Anticipate new forms of micro-mobility</li> <li>• Financial incentive funds should contribute to bus services and cycling infrastructure.</li> <li>• Upgrade rural footpaths</li> <li>• “Where appropriate” open to interpretation, needs strengthening</li> </ul>	<p>Additions made to policy and supporting text regarding accessibility and micro-mobility.</p>
	<p><u>DPT4 Parking and Electric Vehicle Charging Infrastructure:</u></p> <ul style="list-style-type: none"> <li>• Ducting for future use could be extended to cover developments where parking of less than 10 spaces is required to 100% of spaces or require in all developments regardless of size</li> <li>• Doesn’t comply with West Sussex Guidance on Parking in New Developments</li> </ul>	<p>Policy amended to apply to developments with fewer than 10 parking spaces.</p>
	<p><u>DPT5 Off-Airport Car Parking:</u></p> <ul style="list-style-type: none"> <li>• Encourage non-road travel, improving rail and bus links to airport.</li> <li>• Support but should go hand in hand with improvements to train, bus and tram links to airport</li> </ul>	<p>No changes required.</p>
	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Supports actions that lead to additional cycle and footpaths</li> <li>• Support, but concerns over the capacity of A264</li> </ul>	<p>Noted</p>

Chapter 13. Economy			
Number of Comments Received			
Total: 45	Support: 5	Object: 34	Neutral: 6
Comments Received			Response to comments
Statutory Consultees:			
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>No reference to quantum of development is made.</li> </ul>		Policy DPE3 amended to specify the scale of development in line with the strategic transport modelling.
MPs/ Local Authorities:			
<b>Wealden District Council</b>	<ul style="list-style-type: none"> <li>Policy should reference that a small stretch of the Bluebell Railway is within Wealden district.</li> </ul>		DPE9 supporting text amended.
Town and Parish Councils:			
<b>Balcombe</b>	<p><u>DPE7 Smaller Village and Neighbourhood Centres</u> Need to relook at the Town and Village Centre for Balcombe. Should remove the threshold of 5 units for local parades from this policy.</p>		The Town and Village centres have been defined by consultants preparing the Retail Study. These are tightly defined to avoid any unintended consequences e.g. allowing for 'town centre uses' as defined by the NPPF in areas not intended for such a use. The definition of 'Local neighbourhood parades' is a standard definition provided by Government.
Other consultee bodies:			
<b>Gatwick Airport</b>	<ul style="list-style-type: none"> <li>Support that Gatwick is recognised as a major employment location and its role in economy</li> <li></li> </ul>		Noted.

<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• Suggested wording change to DPE9: Sustainable Tourism and Visitor Economy.</li> </ul>	Policy DPE9 amended to cross-reference Policy DPC4.
<b>The Woodland Trust</b>	<ul style="list-style-type: none"> <li>• <u>DPE9 Sustainable Tourism and Visitor Economy</u>: Suggested inclusion of wording to include reference biodiversity</li> </ul>	Policy DPE9 amended to include references to biodiversity and habitats.
<b>Others</b>	<ul style="list-style-type: none"> <li>• Don't build on land prone to flooding</li> <li>• What's happened with the NRR proposal for developing Burgess Hill town centre?</li> <li>• Concern about lack of local employment opportunities. A car required to reach most employment options.</li> <li>• Concern about traffic through Hurstpierpoint.</li> <li>• Little employment opportunities planned for areas gaining most housing, particularly Sayers Common.</li> <li>• Concern East Grinstead is not connected to Haywards Heath or Burgess Hill by rail.</li> <li>• More detail needed on employment opportunities created by the Science &amp; Technology Park.</li> <li>• What sort of skills are needed for the area?</li> <li>• Need to ensure the rural landscape and natural environment are not adversely affected.</li> <li>• Actively support and assist start up companies by allowing them to have access to unused shops for a nominal rent.</li> <li>• Balcombe has a defined village centre. This should be shown.</li> <li>• Development proposals for new tourism accommodation and attractions should be supported if not in conflict of DPC4: High Weald Area of Outstanding Natural Beauty.</li> <li>• New neighbourhood centres should be created where lots of new housing is proposed.</li> <li>• Support for the extension of the Bluebell Railway.</li> <li>• A site specific policy requested for Wakehurst Place.</li> </ul>	<p>Evidence shows there is no need for additional employment allocations in this plan period, over and above what is already allocated/planned. However, the sustainable settlements (Policies SPSC2 and SPSC3) include an employment allocation to provide opportunities for residents to live and work locally, reducing the need to travel. There is insufficient evidence to justify removal of any existing employment allocations at this time.</p> <p>Additions and amendments to policies and supporting text have been made, e.g.</p> <ul style="list-style-type: none"> <li>• Supporting a balanced community, reducing the need for out-commuting.</li> <li>• New appendix providing additional guidance on justifying non-employment uses on protected employment sites, and loss of tourism</li> </ul>

	<ul style="list-style-type: none"> <li>• Large industrial warehouse units at Brighton Road, Pease Pottage (in AONB) and Bolney junction on M23 (setting of AONB) were not in accordance with this policy.</li> <li>• Suggested changes to Land West of Burgess Hill to improve it.</li> <li>• West Hoathly Brickworks, Sharpthorne should be looked at for employment site.</li> <li>• The boundary of an existing employment allocation at Farmers Stores should be enlarged slightly.</li> <li>• Existing employment allocation at West Hoathly Brickworks should be removed.</li> <li>• Omission site – land at Copthorne/Gatwick Middle Field should be allocated for employment under Policy DPE3.</li> </ul>	<p>accommodation and attractions.</p> <ul style="list-style-type: none"> <li>• Cross-reference to 20-minute neighbourhoods in the context of protecting services and facilities.</li> <li>• Additional references to other policies in the plan regarding protection of the countryside, biodiversity and AONBs.</li> <li>• Boundary of existing employment site (Policy DPE3) amended to be consistent with planning permission DM/23/1051.</li> </ul>
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<b>Chapter 14. Sustainable Communities (General)</b>			
<b>Number of Comments Received</b>			
<b>Total: 12</b>	<b>Support: 1</b>	<b>Object: 10</b>	<b>Neutral: 1</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>National Highways</b>	<ul style="list-style-type: none"> <li>• Where developments have long timescales, the Plan needs to be clear on what mitigation is needed and how it will be delivered</li> <li>• 2039 future modelling assessments will be needed ahead of Regulation 19 consultation.</li> <li>• Any strategic road network schemes need to be deliverable within highway land or land controlled by the promoter, ensure that the traffic generated by</li> </ul>	Sustainable community policies have been amended to ensure development is carried out in accordance with a comprehensive masterplan which includes a phasing strategy. A new policy has been	



	the development is accommodated, meets standards within DMRB and fully funded by confirmed sources.	inserted which applies to all three sites, requiring a detailed phasing strategy with any planning applications. This will set out the timescale for mitigations and ensure highways works are deliverable.  Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period..
<b>MPs/ Local Authorities:</b>		
<b>None</b>		
<b>Town and Parish Councils:</b>		
<b>None</b>		
<b>Other consultee bodies:</b>		
<b>CPRE</b>	<ul style="list-style-type: none"> <li>Sites are incompatible with Plan's Vision</li> </ul>	The sustainable communities are considered compatible with the plan's vision.
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>Has the delivery of a cohesive ecological framework been considered?</li> <li>No mention of BNG within the policy requirements</li> </ul>	A new policy has been inserted in front of the individual site allocations, setting out strategic requirements which include BNG and green infrastructure.

**Others**

- Two of the proposed allocations would help fulfil the housing need from the Coastal Sussex HMA
- Lack of ecological evidence
- Overreliance of the plan on the delivery of significant sites and lack of information with regard to delivery programme/trajectory

The North West Sussex Housing Market Area Housing Need Statement of Common Ground confirms a priority order for assisting with the unmet need.

The Habitats Regulations Assessment (HRA) provides ecological evidence. Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications.

Existing commitments from sites allocated in previous plans provide significant housing completions in the coming years, alongside smaller sites allocated in this plan. This provides a pipeline of housing ahead of construction starting at the sustainable communities.

Number of Comments Received			
Total: 145	Support: 2	Object: 136	Neutral: 7
Comments Received			Response to comments
Statutory Consultees:			
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>Areas of Flood Zones 2 and 3 within the site – Strategic Flood Risk Assessment needs consulting to understand future flood risk and the extent in these areas.</li> <li>Opportunities for river restoration which could contribute to Biodiversity Net Gain.</li> </ul>		Policy amended as suggested.
<b>Historic England</b>	<ul style="list-style-type: none"> <li>Potential to impact the setting of Grade II listed Sportman’s Inn and North End Farm.</li> <li>Suggest policy amended to include retention and enhancement of historic landscape character</li> </ul>		Policy amended as suggested.
<b>Homes England</b>	<ul style="list-style-type: none"> <li>Proposals should be coordinated with consented Brookleigh scheme</li> </ul>		Policy amended as suggested.
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>Wastewater network has limited capacity and needs reinforcement. Amend wording to ensure occupation is phased with delivery of wastewater infrastructure</li> <li>Reinforcement of network to be funded through New Infrastructure charge; site promoters and SW will need to work together to understand development program.</li> <li>Easement required; must be factored into layout and landscaping</li> </ul>		Policy amended as suggested.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Reference needed to Brick Clay (Weald) safeguarding area</li> <li>Metal recycling consultation area</li> <li>Suggested amendment to policy to include reference to Early Years and SEND at the primary school</li> </ul>		Policy amended as suggested.

	<ul style="list-style-type: none"> <li>Location of primary school needs further consideration to avoid area of flood risk</li> </ul>	
<b>MPs/ Local Authorities:</b>		
None		
<b>Town and Parish Councils:</b>		
<b>Hurstpierpoint and Sayers Common</b>	<ul style="list-style-type: none"> <li>DPSC1: West of Burgess Hill and DPSC2: Sayers Common would be a significant incursion into the countryside. The 'indicative masterplan' provided by the promoter is not sufficient to represent an adequate spatial planning document nor the sensitivity of the encroachment between settlements.</li> </ul>	The policy wording for DPSC1 and DPSC2 and accompanying maps set out the policy requirements and mitigation
<b>Burgess Hill</b>	<ul style="list-style-type: none"> <li>West of BH should include a plan for a bus route connecting the site to the town centre and A2300</li> </ul>	As part of the sustainable transport measures proposed for this site, the site promoter has confirmed they intend to provide bus routes connecting the site to the town centre, railway stations, and A2300 (which is in walking distance of most of the site).
<b>Twineham</b>	<ul style="list-style-type: none"> <li>Objections to DPSC1: West of Burgess Hill due to encroachment into countryside and increase in highways movements.</li> </ul>	<p>Whilst this site would extend into the countryside as currently defined, it would not lead to coalescence.</p> <p>Development of this size will inevitably generate an increase in highways movements, however this can only preclude development where the increases are defined as 'severe' in national policy terms.</p>
<b>Other consultee bodies:</b>		

<b>Gatwick Airport</b>	<ul style="list-style-type: none"> <li>• Suggested wording added to reference the need for early engagement with Gatwick Airport</li> </ul>	Policy amended as suggested.
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• Important biodiversity elements on the site should be referenced in the policy</li> <li>• Policy (or DPH4: General Development Principles for Housing Allocation) should reflect the need to contribute towards Local Nature Recovery.</li> </ul>	Policy amended to include additional requirements for environmental enhancement and BNG.
<b>Woodland Trust</b>	<ul style="list-style-type: none"> <li>• Object to the inclusion of areas of ancient woodland in the development sites.</li> <li>• Insufficient buffer to ancient woodland, recommend 50m- Ancient Tree Inventory (ATI) should be completed</li> <li>• Suggested amendment to refer to protection of ancient woodland</li> <li>• Northend Copse should be excluded from development</li> </ul>	Policy amended to exclude areas of Ancient Woodland from development and require that any impacts on Ancient Woodland are addressed. The development must also comply with Policy DPN4 (trees, woodland and hedgerows) which references the recommendation to complete an ATI.
<b>Other</b>	<p><b>Character/landscape:</b></p> <ul style="list-style-type: none"> <li>• Out of scale - harmful landscape impacts, Coalescence with Hurstpierpoint</li> <li>• Loss of green field development/ agricultural land - should prioritise brownfield</li> <li>• Harmful impact on historic and rural character</li> <li>• Site needs to be fully masterplanned - vision document is inadequate</li> <li>• Development land parcels are isolated from the main settlement of Burgess Hill</li> <li>• Site area is insufficient to accommodate 1400 and associated mitigation and infrastructure</li> </ul>	The policy requires a comprehensive masterplan and phasing strategy. Policy amendments ensure that development will respect historic landscape character and the setting of heritage assets.

	<p><b>Infrastructure:</b></p> <ul style="list-style-type: none"> <li>• Traffic impacts and highway safety concerns - Lack of alternative transport - occupants will be reliant on car</li> <li>• Lack of infrastructure</li> <li>• Insufficient affordable housing provision</li> <li>• Flood risk</li> </ul>	<p>Policy amendments require improvements to sewerage infrastructure in addition to sustainable transport provision, community infrastructure, and active travel connections to other developments and the town centre. Areas of flood risk will be excluded from the development. Standard affordable housing requirements apply alongside a requirement for extra care housing.</p>
	<p><b>Biodiversity/Sustainability:</b></p> <ul style="list-style-type: none"> <li>• Harmful impact on biodiversity, ancient woodland, natural environment, loss of green infrastructure and wildlife</li> <li>• New housing must be built to be climate resilient and low/zero carbon</li> <li>• Community energy generation and community heat networks should be planned for</li> <li>• No evidence to support 20% biodiversity net gain achievable</li> <li>• Ecological reports are required to assess the quality of the habitats, especially the grasslands</li> <li>•</li> </ul>	<p>Policy amendments introduce new requirements for environmental enhancement and biodiversity net gain. The policy has been informed by Habitats Regulations Assessment. Developers/site promoters must submit ecological surveys to demonstrate compliance with BNG and other policies when submitting planning applications. Other policies in the plan set out requirements for climate resilience and low/zero carbon.</p>
	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Query need and housing numbers - LURB implications</li> <li>• Contrary to Neighbourhood Plan</li> <li>• Harmful impact on air quality</li> </ul>	<p>Community consultation exceeded requirements under the regulations.</p>

	<ul style="list-style-type: none"> <li>• Lack of community engagement - consultation period too short and close to Christmas</li> <li>• Query the development will be viable</li> <li>• No information on trajectory. Question speed of housing delivery - oversaturation of Burgess Hill</li> </ul>	<p>A masterplan and phasing strategy will provide more detail on the housing trajectory. The policy has been amended to require additional protection and enhancement of the environment and active travel routes, which will improve air quality.</p>
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<b>DPSC2: Land to the south of Reeds Lane</b>			
<b>Number of Comments Received</b>			
<b>Total: 417</b>	<b>Support: 7</b>	<b>Object: 402</b>	<b>Neutral: 8</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>Historic England</b>	<ul style="list-style-type: none"> <li>• Policy should note potential impact on nearby protected listed buildings and setting.</li> </ul>		Policy amended as suggested.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>• Add reference to Brick clay (Weald) safeguarding area within policy.</li> <li>• Policy wording amendment; 'retain and enhance the existing PRoW'</li> <li>• Policy wording amendment; inclusion of secondary school provision (consistency with infrastructure requirement). Also, may need expansion land.</li> </ul>		Policy amended as suggested.
<b>MPs/ Local Authorities:</b>			
<b>Andrew Griffith MP</b>	<ul style="list-style-type: none"> <li>• Overdevelopment</li> <li>• Long history of flooding due to inadequate sewage and waste systems.</li> <li>• Reliant on cars for retail.</li> <li>• Inadequate provision and access to public transport</li> </ul>		Policy requirements include onsite infrastructure such as wastewater/sewerage, schools, sustainable transport and

	<ul style="list-style-type: none"> <li>Local schools at capacity</li> <li>Rural lanes cannot support increased traffic</li> <li>Already pressure on GPs. Policy requirement of 'health provision' unclear.</li> </ul>	<p>healthcare. The development must also provide offsite community infrastructure and highways improvements. The policy includes a new criterion regarding the principles of 20-minute neighbourhoods to ensure facilities and services are accessible by active travel modes, alongside provision of public transport services.</p>
<b>Mims Davies MP</b>	<ul style="list-style-type: none"> <li>Overdevelopment and would exceed needed housing numbers for area.</li> <li>Out of character and outweighs size of local communities. Potential to become a dormitory town.</li> <li>Lack of and/or poor-quality infrastructure to support scale of development.</li> <li>Flood risk</li> <li>High water stress area.</li> </ul>	<p>The allocation includes employment use as well as housing, and the policy requires significant onsite and offsite infrastructure. A comprehensive masterplan and phasing strategy is required, to ensure a coordinated and environmentally responsible approach to the development and associated infrastructure.</p>
<b>Town and Parish Councils:</b>		
<b>Albourne</b>	<ul style="list-style-type: none"> <li>Sayers Common site DPSC2 is entirely within Albourne Parish</li> <li>Size of development is unsustainable and will fundamentally change the nature of the Parish and lead to coalescence</li> <li>DPSC2 does not deliver any infrastructure required by existing residents so removal would not be a loss</li> <li>Should include a 'green circle' within the site to ensure limitations on the boundary and not encourage creeping urbanisation</li> <li>Significant traffic issues (B2118 and B2116)</li> <li>Public transport limited; rail network is poor</li> <li>Landscape, flooding and waste water and water supply issues</li> </ul>	<p>The site is proposed as a Sustainable Community. It will be a mixed-use development comprising residential dwellings as well as employment and retail to serve day-to-day needs. The scale of the site means that a range of facilities will be provided on-site. This includes an all-</p>



		<p>through Primary and Secondary school, play space, library, leisure facilities, healthcare, community facilities and open space. Sustainable transport measures will be required, particularly on key routes to Burgess Hill, Hurstpierpoint and Hassocks. It is proposed that the southern boundary should be maintained as open-space and a green gap to avoid coalescence with Albourne village. This is shown on the indicative masterplan accompanying the site – additional mapping will be provided in the next version of the Plan to set this out more clearly.</p> <p>The District Plan is accompanied by a Strategic Transport Study which models planned growth and determines their impact on the transport network. It has not identified significant or severe transport issues in relation to this site at these locations. National</p>
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		<p>Planning Policy is clear that schemes can only be refused where it is assessed that 'severe' impacts would arise. No objection has been received from the County Council in their role as Highways Authority. As part of discussions with the site promoters and the ongoing transport evidence base work, the promoters have committed to providing financial contributions towards enhancement of local bus services to provide enhanced connections between the site and Burgess Hill, Hurstpierpoint and Hassocks</p> <p>The policy requirements include provision of on-site wastewater infrastructure including new wastewater treatment works. This may also help to alleviate existing issues in the village</p>
<p><b>Hurstpierpoint and Sayers Common</b></p>	<ul style="list-style-type: none"> <li>• Development at Sayers Common DPSC2 (up to 2,000 dwellings) will result in substantial and significant change.</li> <li>• Sustainability benefits of DPSC2 are not justified e.g. no certainty within the Plan or IDP that education/healthcare will be provided on-site, therefore may not accord with 20-minute neighbourhood principles</li> </ul>	<p>It is accepted that this site is at a scale which will lead to significant change. However, the allocation of this site will improve the sustainability of Sayers Common. As explained in the District Plan, it will provide</p>

	<ul style="list-style-type: none"> <li>• Drainage issues with DPSC2, potential for flooding which will need to be considered in the SFRA, sequential test and exceptions test.</li> <li>• Detrimental impact on road network, particularly Hurstpierpoint High Street and B2117.</li> <li>• DPSC1: West of Burgess Hill and DPSC2: Sayers Common would be a significant incursion into the countryside. The 'indicative masterplan' provided by the promoter is not sufficient to represent an adequate spatial planning document nor the sensitivity of the encroachment between settlements.</li> </ul>	<p>education, healthcare, retail and community facilities to support the planned growth but also enable existing residents to reduce the need to travel by car. On-site infrastructure is a policy requirement. This includes provision of primary/secondary education, healthcare, community facilities and open space. These will be set out in the accompanying Infrastructure Development Plan</p> <p>No flooding specific issues were identified by the Environment Agency at Regulation 18 stage. The Regulation 19 District Plan will be accompanied by the SFRA Sequential and Exceptions test as part of evidence.</p> <p>The Regulation 19 Transport Study identifies transport capacity impacts on Hurstpierpoint High Street. Refined sustainable mitigation scenarios will be tested (this will include modal shift, active travel and internalisation on the Sayers Common site e.g. local residents using local facilities such as education, rather than travelling off-site).</p>
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		<p>The policy wording for DPSC1 and DPSC2 and accompanying maps set out the policy requirements and mitigation</p>
<p><b>Twineham</b></p>	<ul style="list-style-type: none"> <li>• Objection to DPSC2: Sayers Common as this represents a change in policy from previous District Plans which focused development at towns and larger villages.</li> <li>• DPSC2 contrary to NPPF as it does not protect the natural environment and is too large to promote substantial economic growth. It would not meet the principles of the 20-minute neighbourhood, would lead to unsustainable travel, more highways movements, flood risk and issues with electricity supply.</li> </ul>	<p>As explained within the draft District Plan, it has been necessary to revisit the current adopted plan strategy. This is because there are insufficient suitable sites to continue with the current strategy of focussing development at the three towns with proportionate growth elsewhere.</p> <p>DPSC2 includes on-site infrastructure such as education, health, retail, employment, community facilities and leisure. Currently existing residents are required to travel outside the village to use such facilities. Instead, they will be within 20-minute's walking time of all. It is therefore considered the site is an excellent example of the 20-minute neighbourhood principle.</p> <p>No specific flood risk or electricity supply issues have been raised by the relevant responsible bodies.</p>

<b>Other consultee bodies:</b>		
<b>Gatwick Airport</b>	<ul style="list-style-type: none"> <li>Suggested wording added to reference the need for early engagement with Gatwick Airport</li> </ul>	Policy amended as suggested.
<b>Sussex Ornithological Society</b>	<ul style="list-style-type: none"> <li>DPSC2: Land to the South of Reeds Lane, should include a strong statement emphasising importance of land west of the proposed DPSC2 remaining undeveloped because of its importance for wildlife including birds</li> </ul>	Noted. Other policies in plan protect the wider countryside from development.
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>Cannot support allocation without ecological surveys.</li> <li>Drains and hedgerows provide corridors and connectivity, particularly to Ancient Woodland.</li> <li>Not immediately obvious proximity of other sites to establish cumulative impacts.</li> </ul>	The HRA has been updated for the submission draft District Plan (Regulation 19). The plan should be read as a whole. The development must also comply with other policies in the plan, such as DPN4 (trees, woodland and hedgerows) and DPN2 (biodiversity net gain). Site promoters will need to undertake ecological surveys to meet the requirements of DPSC GEN to meet BNG requirements.
<b>Woodland Trust</b>	<ul style="list-style-type: none"> <li>Completion of an Ancient Tree Inventory (ATI) is recommended.</li> </ul>	The masterplan required for the site will identify ancient, veteran and notable trees on the site and at its boundaries, as part of a detailed ecological survey. The development must also comply with Policy DPN4 (trees, woodland and hedgerows) which references the recommendation to complete an ATI.
<b>Other</b>	<b>Character/ Landscape</b> <ul style="list-style-type: none"> <li>Overdevelopment.</li> </ul>	The site allocation has been through a thorough site selection process and sustainability

	<ul style="list-style-type: none"> <li>• Coalescence with Albourne and Henfield</li> <li>• Impact on the South Downs National Park</li> <li>• If DPSC2: Land to the South of Reeds Lane goes ahead it should include a Green Circle like Burgess Hill (amend DPN3: Green Infrastructure)</li> <li>• Loss of rural living</li> <li>• This is not an urban extension.</li> <li>• SW part of site ('hamlet') disconnected, isolated from rest of site; should be considered and assessed separately. Should be removed. Land has had multiple 'refusals' for development.</li> <li>• Development will lead to loss enjoyment of countryside by walkers, cyclists and horse riders.</li> </ul>	<p>appraisal. The policy has been amended to require a coordinated approach with other allocations to support the principles of 20-minute neighbourhoods and deliver high-quality placemaking.</p>
	<p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>• Loss of wildlife; including protected species and red-listed species.</li> <li>• Loss of habitats and ecological networks. No indication of consultation with Woodland Flora and Fauna Group, SWT, British Trust for Ornithology, or Ecology faculty of University of Sussex.</li> <li>• Fields currently provide irreplaceable hunting areas for owls</li> </ul>	<p>The HRA has been updated for the submission draft District Plan (Regulation 19). The masterplan required for the site will provide further detail on how habitats and ecological networks will be protected and enhanced. The plan should be read as a whole. The development must also comply with other policies, such as DPN4 (trees, woodland and hedgerows) and DPN2 (biodiversity net gain). Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications.</p>
	<p><b>Sustainability/ Infrastructure</b></p>	<p>Following liaison with the County Council and site promoters, the</p>

	<ul style="list-style-type: none"> <li>• Development should include artificial grass for an all-year round sports facility and a gym.</li> <li>• Sewage systems already cannot cope</li> <li>• Lack of bus services and poor connectivity to train stations (Hassocks and Burgess Hill).</li> <li>• B2118 is a rat run for lorries and speeding traffic</li> <li>• Increased flood risk and drainage; impermeable clay. B2118 in Albourne floods causing hazardous driving conditions.</li> <li>• Proposed access onto B2118 is high surface flood risk area</li> <li>• Rural roads cannot cope with additional traffic (B2116); multiple sharp, blind corners.</li> <li>• No local employment for new residents</li> <li>• Lack of public transport</li> <li>• GP surgeries already overstretched. Is provision realistic; can they be staffed, is a convalescent home more useful?</li> <li>• Insufficient digital infrastructure</li> <li>• No local school; children bussed into schools. What will happen to existing primary schools? When will the school be delivered?</li> <li>• New primary school not needed; already undersubscribed.</li> <li>• Nearest primary and secondary schools full</li> <li>• New secondary school will bring additional congestion</li> <li>• Infrastructure needs to include childcare (included in Levelling Up and Regeneration Bill)</li> <li>• Size of site unlikely to support a sixth form; students will have to travel out of village</li> <li>• Lack of capacity on railway network and lack of parking at stations.</li> <li>• Already a water stressed area. Insufficient water supply. No reference to water neutrality.</li> </ul>	<p>policy includes a requirement for an all-through school, which will provide sports facilities that could be made available for community use, as well as the policy requiring financial contributions towards sport facilities.</p> <p>The policy requires a comprehensive masterplan and phasing strategy, to ensure that infrastructure is delivered at the appropriate time.</p> <p>The site will deliver employment uses as well as housing, and must conform to 20-minute neighbourhood principles so that most services and facilities are accessible via active travel modes, alongside the provision of new public transport services.</p>
	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Access point: potential for comprehensive access scheme with DPH20: Land at Coombe Farm, London Road</li> </ul>	<p>Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up</p>

	<ul style="list-style-type: none"> <li>• No assessment of traffic impacts locally. No proper assessment of additional traffic onto A23 (north and south bound slip roads (A2300 and Muddleswood)).</li> <li>• Worsening of air pollution</li> <li>• Site name should be changed to 'Land to the north and south of the B2116 Henfield Road Albourne'</li> <li>• Council's transport studies and models don't consider smaller surrounding roads</li> <li>• Area should be made safer for horse riders with routes across site and parallel with London Road</li> <li>• Increased congestion through Hurstpierpoint and at Stonepound Crossroads (an AQMA), as well as Cowfold to the west</li> <li>• Proposed development is contrary to the Visions and other policies within draft District Plan (i.e. 20 minute neighbourhood)</li> <li>• Will contribute to climate change</li> <li>• Ignores the neighbourhood plans (strategic gaps)</li> <li>• Government has changed position on housing need; site not needed. Shouldn't be building beyond the local need; should be planning for 7/800 not 1,100dpa. Mid Sussex is accommodating a wholly disproportionate number of new builds.</li> <li>• Site should be removed and the need spread more evenly across the District. Development should be concentrated in Burgess Hill and Haywards Heath, and other urban areas.</li> <li>• Why is a spine road running parallel with Reeds Lane and a new junction proposed?</li> <li>• Housing must reflect local needs; smaller properties.</li> <li>• Why not incorporate employment element between established Avtrade and Kings business centre and increase housing on site</li> <li>• Policy requirements and promoter's Vision Document not aligned. Masterplan provided is insufficient.</li> <li>• Loss of dark skies</li> <li>• Gypsy and Traveller accommodation provision should be removed; not needed</li> </ul>	<p>to submission – liaison with National Highways will also continue during this period.</p> <p>The policy requires the provision of sustainable transport and highways improvements.</p> <p>There will be a masterplan and phasing strategy providing more detail on the housing mix and how the principles of 20-minute neighbourhoods will be achieved.</p> <p>The Council has followed the government's standard method for assessing housing need.</p>
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<b>DPSC3: Land at Crabbet Park</b>			
<b>Number of Comments Received</b>			
<b>Total: 53</b>	<b>Support: 4</b>	<b>Object: 43</b>	<b>Neutral: 6</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>Historic England</b>	<ul style="list-style-type: none"> <li>Policy should note potential to impact on nearby listed buildings and their setting.</li> </ul>		Policy amended as suggested.
<b>Natural England</b>	<ul style="list-style-type: none"> <li>Clarity sought on what work has been done regarding potential impacts on AONB.</li> </ul>		Policy amended to require mitigation of impact on the AONB which lies to the south of the site.
<b>Surrey County Council</b>	<ul style="list-style-type: none"> <li>Series of Ordinary Watercourses on site. Development should seek opportunities to reduce causes and impacts of flooding.</li> </ul>		Policy DPS4 (flood risk and sustainable drainage) will be applied to this development. The masterplan required for this development will consider watercourses on the site and incorporate sustainable drainage systems (SuDS).
<b>MPs/ Local Authorities:</b>			
<b>Crawley Borough Council</b>	<ul style="list-style-type: none"> <li>Would welcome discussions on self-build; opportunities to help meet Crowley's demand</li> <li>Suggested inclusion of wording to reflect that the site is an urban extension to Crawley</li> </ul>		Noted. An updated IDP will be published alongside the District Plan.

	<ul style="list-style-type: none"> <li>Clarity sought on infrastructure provision and proposals; consistency with other significant sites and cross boundary</li> </ul>	
<b>Town and Parish Councils:</b>		
<b>Worth</b>	<ul style="list-style-type: none"> <li>Infrastructure requirements should be consistent with the other two significant sites. School and healthcare provision needs to be clarified. In principle support the development however delivery needs to be made more certain (e.g., through Homes England involvement).</li> </ul>	<p>As a result of further discussions with WSCC Education and the NHS, this will be clarified. The infrastructure requirements for this site will be consistent with DPSC1 and DPSC2.</p> <p>The promoter of this site has a long history of delivery and is currently bringing forward similar sized schemes (with accompanying infrastructure) across the County therefore the Council are confident it will be able to deliver. Homes England only become involved in cases of market failure to unlock delivery of sites.</p>
<b>Balcombe</b>	<ul style="list-style-type: none"> <li>Concerned that Crabett Park is contrary to countryside heritage and AONB policy</li> </ul>	<p>Site is not within the High Weald AONB although are adjacent to it. The policy requirements for site require mitigation to reduce any potential impact on the AONB and heritage assets. The High Weald AONB Unit was</p>

		consulted at Regulation 18 stage and raised no objection.
<b>East Grinstead</b>	<ul style="list-style-type: none"> <li>Should not be phased to reduce infrastructure provision, concern over new secondary school provision and placing pressure on EG secondary schools</li> </ul>	The policy requirements establish that school provision must be delivered on-site. Due to its scale the development will need to be phased, however this will not reduce the need for a school.
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>Cannot support allocation without ecological surveys.</li> <li>Watercourses, hedgerows and linear woodlands provide corridors and connectivity.</li> <li>Policy requirements fail to reflect aforementioned biodiversity elements</li> </ul>	The HRA has been updated for the submission draft District Plan (Regulation 19). The plan should be read as a whole. The development must also comply with other policies in the plan, such as DPN4 (trees, woodland and hedgerows) and DPN2 (biodiversity net gain). Site promoters will need to undertake ecological surveys to meet BNG requirements when planning applications are submitted.
<b>Sussex Ornithological Society</b>	<ul style="list-style-type: none"> <li>Importance of area east of M23 for Red Listed, Schedule 1 and Section 41 species. Database of bird records provided.</li> </ul>	The HRA has been updated for the submission draft District Plan (Regulation 19) and considers the impact of the plan on internationally important habitats and protected species. Mitigation

		will be required for residential development within 7km of Ashdown Forest. Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications.
<b>Woodland Trust</b>	<ul style="list-style-type: none"> <li>• Completion of an Ancient Tree Inventory (ATI) is recommended. A minimum 50m buffer to Ancient Woodland should be incorporated.</li> <li>• Suggested wording to include protection of ancient woodland</li> <li>•</li> </ul>	Policy amended to include a criterion about addressing any impacts associated with ancient woodland, on and adjacent to the site, and excluding these areas from development.
<b>Other</b>	<b>Landscape</b> <ul style="list-style-type: none"> <li>• Increase in density of the area, no longer countryside</li> <li>• Lower housing numbers</li> <li>• Conflicts with Natural Environment and green infrastructure policies</li> </ul>	A comprehensive masterplan and phasing strategy are required, which will consider density, scale, and massing of development. The policy requires protection of ancient woodland, while other policies in the plan will ensure landscape impacts and provision of green infrastructure are addressed.
	<b>Flood Risk</b> <ul style="list-style-type: none"> <li>• Flood risk around Burstow stream – drainage issues</li> </ul>	Policy DPS4 (flood risk and sustainable drainage) will be applied to this development. The masterplan required for this development will consider

		watercourses on the site and incorporate sustainable drainage systems (SuDS).
	<b>Biodiversity</b> <ul style="list-style-type: none"> <li>• Within AONB – to be saved and improved, not developed.</li> </ul>	The site is outside the AONB, though adjacent. The policy requires mitigation of impact on the AONB.
	<b>Heritage</b> <ul style="list-style-type: none"> <li>• Potential impact on listed adjacent listed buildings</li> </ul>	Policy amended to ensure listed buildings and their settings are protected.
	<b>Developability</b> <ul style="list-style-type: none"> <li>• Affordable housing should be 40%</li> <li>• Unsuitable location</li> </ul>	The evidence suggests that 30% affordable housing is viable in accordance with Policy DPH32, while recognising that strategic sites must also deliver significant onsite infrastructure.
	<b>Accessibility</b> <ul style="list-style-type: none"> <li>• Connectivity with Copthorne</li> <li>• One road in private property</li> <li>• Policy requirement to retain and enhance the existing PRoW that cross this site</li> </ul>	Policy amended to ensure that existing PRoWs are retained and enhanced. The masterplan will address connectivity.
	<b>Infrastructure</b> <ul style="list-style-type: none"> <li>• Provision of secondary school needed</li> <li>• Transport infrastructure required to reduce car dependency</li> <li>• Provision of retail and leisure space</li> <li>• Onsite provision of sports facilities</li> </ul>	Secondary school requirement added to policy. The policy requires sustainable transport measures, a neighbourhood centre, and a range of community facilities.
	<b>General</b> <ul style="list-style-type: none"> <li>• Include description of “urban extension” as done on DPSC1: Land to the West of Burgess Hill and DPSC2: Land to the South of Reeds Lane</li> <li>• Need for allotments on site</li> <li>• On site gypsy and traveller provision</li> </ul>	Policy amended to require good acoustic design to address noise impacts of proximity to M23.

	<ul style="list-style-type: none"> <li>Increased noise and air pollution</li> </ul>	<p>The policy requires that development will be in accordance with a comprehensive masterplan and phasing strategy to be agreed with the Council. This will include green infrastructure and community infrastructure.</p> <p>The development will provide funding for offsite gypsy and traveller pitches.</p>
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Chapter 15. DPH1: Housing			
Number of Comments Received			
Total: 395	Support: 180	Object: 209	Neutral: 6
Comments Received			Response to comments
<b>Statutory Consultees:</b>			
None			
<b>MPs/ Local Authorities:</b>			
<b>Mims Davies MP</b>	<ul style="list-style-type: none"> <li>Overall housing numbers need to be robustly looked at with the forthcoming new NPPF</li> <li>Housing should avoid creating dormitory towns</li> <li>Need to balance housing growth and employment opportunities with delicate environment and keeping Mid Sussex special</li> <li>Ensure brownfield sites are utilised first to protect ecosystems, biodiversity, landscapes and farming land in rural communities.</li> <li>Mid Sussex is Serious Stress Water Area; need to joint working with water companies in relation to water supply and flooding.</li> </ul>	<p>The Plan Strategy seeks to focus growth at existing settlements rather than create dormitory towns.</p> <p>Detail on how the Council has arrived at the proposed housing numbers, distribution of development, and how the plan's policies are designed to minimise and mitigate negative impacts are set out within the Plan itself.</p>	

		Additional wording has been included in the Plan Strategy to clarify this.
<b>Brighton and Hove City Council</b>	<ul style="list-style-type: none"> <li>• Current provision should not be a ceiling; should plan positively for further opportunities to help meet unmet needs of neighbours.</li> </ul>	The housing numbers in the plan are not a ceiling, but in a plan-led system, the aim is to avoid significant speculative proposals on non-allocated sites. The identification of sites for allocation has been informed by the Site Selection Methodology and a balance between boosting housing supply and negative impacts (such as environmental constraints) – this is captured within the Site Selection Conclusions paper and the Sustainability Appraisal.
<b>Crawley Borough Council</b>	<ul style="list-style-type: none"> <li>• Wider context of the Northern West Sussex HMA and unmet needs should be acknowledged in this section.</li> </ul>	Additional information regarding the Northern West Sussex HMA has been included within the Plan.
<b>Town and Parish Councils:</b>		
<b>Ansty and Staplefield</b>	<ul style="list-style-type: none"> <li>• Housing need should be based on latest housing projections rather than 2014-based projections – NPPF is going to be amended</li> <li>• Considers the windfall allowance should be increased by around 800 dwellings and therefore equivalent housing site allocations should be removed</li> </ul>	The NPPF has been subject to consultation regarding revisions, a revised NPPF has not been published. Therefore, we must continue to comply with current national policy. The Council will continue to monitor the situation accordingly.

		<p>National Planning Policy is clear that the planning system should be plan-led rather than reliant on speculative development. Whilst allowances can be made for windfall, these must be supported by a robust evidence base. Expert consultants, Troy Planning, were commissioned by the Council to provide evidenced justification for a windfall allowance and this informed the content of the Regulation 18 plan.</p>
<p><b>Other consultee bodies:</b></p>		
<p><b>CPRE Sussex</b></p>	<ul style="list-style-type: none"> <li>Plan sets excessive housing target with unnecessary and inappropriate significant rural allocations.</li> </ul>	<p>The identification of sites for allocation has been informed by the Site Selection Methodology and a balance between boosting housing supply and negative impacts (such as environmental constraints) – this is captured within the Site Selection Conclusions paper and the Sustainability Appraisal.</p>
<p><b>Sussex Wildlife Trust</b></p>	<ul style="list-style-type: none"> <li>Is the proposed housing need supported by necessary environmental evidence; question ability of MSDC’s natural capital to absorb level of development.</li> </ul>	<p>The evidence base for the plan includes a Strategic Flood Risk Assessment and Habitat Regulations Assessment. Natural England and the Environment</p>



		<p>Agency, among others, have identified opportunities for environmental enhancement through development, which are incorporated in policies where appropriate.</p>
<p><b>Other</b></p>	<p>General</p> <ul style="list-style-type: none"> <li>• Harmful landscape and heritage impact</li> <li>• Traffic and highway safety issues</li> <li>• Insufficient infrastructure/ local services</li> <li>• Not enough affordable housing</li> <li>• Loss of biodiversity/ habitat</li> <li>• Contrary to Neighbourhood Plan</li> <li>• Overall number is excessive and should be challenged in line with Levelling Up and Regeneration Bill</li> <li>• Spatial strategy results in disproportionate growth</li> <li>• Brownfield first</li> <li>• Insufficient buffer</li> <li>• No detailed trajectory</li> <li>• SHMA needs to be reviewed to explicitly address social housing deficit in Mid Sussex</li> <li>• Standard method is flawed - based on outdated targets and inappropriate assumptions</li> <li>• Windfall allowance is underestimated</li> <li>• Where relevant allocations should include reference to retaining and enhancing PRow (see individual allocations)</li> <li>• Plan period should be extended to 2041</li> </ul>	<p>The district plan is underpinned by a comprehensive evidence base which has been updated as sites and policies are finalised. For example, this includes evidence of housing need (applying the national standard method), infrastructure requirements, urban capacity, environmental impacts, transport modelling, and development viability.</p> <p>The identification of sites for allocation has been informed by the Site Selection Methodology and a balance between boosting housing supply and negative impacts (such as environmental constraints) – this is captured within the Site Selection Conclusions paper and the Sustainability Appraisal.</p>

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

**Number of Comments Received**

<b>Total: 25</b>	<b>Support: 4</b>	<b>Object: 20</b>	<b>Neutral: 1</b>
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<b>Comments Received</b>	<b>Response to comments</b>
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**Statutory Consultees:**

<b>National Trust</b>	<ul style="list-style-type: none"> <li>Conflicts with DPC3: New homes in the Countryside</li> </ul>	Policy DPC3 (new homes in the countryside) permits development in the countryside if it complies with this policy, or policies on rural exception sites and protecting the countryside. There is no conflict.
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**MPs/ Local Authorities:**

<b>None</b>		
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**Town and Parish Councils:**

<b>Hassocks</b>	<ul style="list-style-type: none"> <li>DPH2: Development outside built-up area boundaries should only be permitted where the Council cannot demonstrate a 5 year housing land supply</li> </ul>	The Council's windfall allowance is reliant on developments for fewer than 9 dwellings outside Built-up Areas. Therefore, if this requirement was amended, the windfall allowance would need to be reduced and additional allocations would be required in order for the Council to demonstrate it can meet its housing need.
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**Other consultee bodies:**

<b>Others</b>	<ul style="list-style-type: none"> <li>• Prevent Coalescence</li> <li>• Policy is unclear</li> <li>• Omit developments of “fewer than 10 dwellings”</li> <li>• Too restrictive – Increase “fewer than 10 dwellings” to 30</li> <li>• Conflicts with DPC3: Land at Crabbet Park, DPC1: Protection and Enhancement of the Countryside and DPH34: Rural Exception Sites</li> <li>• Add point: And/or where the council can’t prove a 5-year housing supply</li> <li>• Amend to restrict development within High Weald and AONB. i.e., not conflict with DPC4: High Weald Area of Outstanding Natural Beauty.</li> <li>• Amend to only allow development proportionate in site with the existing settlement</li> <li>• Remove “local need” to allow developments that meet district wide needs</li> <li>• Include “or where the side is previously developed land”</li> </ul>	<p>The plan should be read as a whole. Other policies in the plan control impacts on the AONB and the countryside.</p> <p>Development outside the built-up area would not be permitted if it caused coalescence of settlements, as that would be contrary to Policy CPC2: preventing coalescence.</p> <p>A requirement for fewer than 10 dwellings where there is a local need ensures that expansion of windfall housing beyond settlement limits is constrained, while rural exception sites providing 80-100% affordable housing (Policy DPH10) can be larger when justified.</p>
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<b>DPH3: Sustainable Development – Inside the Built-up Area</b>			
<b>Number of Comments Received</b>			
<b>Total: 12</b>	<b>Support: 4</b>	<b>Object: 8</b>	<b>Neutral: 0</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			

None		
<b>MPs/ Local Authorities:</b>		
None		
<b>Town and Parish Councils:</b>		
<b>Ansty and Staplefield Parish Council</b>	Support	Noted
<b>Cuckfield Parish Council</b>	Support	Noted
<b>Other consultee bodies:</b>		
<b>CPRE Sussex</b>	<ul style="list-style-type: none"> <li>• Prioritise redevelopment of the Martlets centre in BH</li> <li>• Development of brownfield sites should be a priority</li> <li>•</li> </ul>	<p>Martlets Centre has planning permission for redevelopment which could be implemented before the plan is adopted, so no site allocation is required. Brownfield sites have been allocated when they are available and suitable for redevelopment and have met the site selection criteria, e.g. environmental constraints.</p>
<b>Others</b>	<ul style="list-style-type: none"> <li>• Amend wording to prevent loss of existing community facilities and services.</li> <li>• Plan focuses on development outside the built-up area – contrary to NPPF</li> </ul>	<p>The plan should be read as a whole. Development proposals involving loss of community facilities or employment sites will be assessed against the relevant policies.</p> <p>There is insufficient available and suitable land within existing settlements to meet the identified</p>

		housing need for Mid Sussex to 2039.
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DPH4: General Development Principles for Housing Allocations			
Number of Comments Received			
Total: 29	Support: 5	Object: 23	Neutral: 1
Comments Received			Response to comments
Statutory Consultees:			
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>• Include additional bullet points referring the sequential and exception tests of paragraphs 023 and 037 of the NPPF</li> <li>• Amend to read: "Provide a site-specific Flood Risk Assessment (FRA) / surface water drainage strategy in areas at risk from (delete - fluvial or surface water flooding from) <u>any source (such as fluvial or surface water flooding)</u> to inform the site layout and any appropriate mitigation, <u>resilience and resistance</u> measures that may be necessary. (Delete - Areas at risk of flooding should be avoided in the first instance.) <u>Any proposal must demonstrate that it does not increase flood risk elsewhere, and provides a betterment wherever possible (i.e. a net flood risk benefit).</u>"</li> <li>• Consider greywater recycling</li> <li>• Refer to the Catchment Abstraction Management Strategies (CAMS).</li> <li>• Developments should connect to public foul sewer as a priority</li> </ul>		Policy deleted and principles embedded elsewhere.
<b>Historic England</b>	<ul style="list-style-type: none"> <li>• Rewrite: "Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted, <u>unless it can be demonstrated that such an evaluation is not appropriate for this site</u>"</li> </ul>		Policy deleted and principles embedded elsewhere.

	<ul style="list-style-type: none"> <li>• Add: “<u>Respect Listed buildings, conservations areas...</u>” <u>including those that are undesignated</u></li> <li>• Settings or LB and CA need to and should be conserved and enhanced</li> </ul>	
<b>Natural England</b>	<ul style="list-style-type: none"> <li>• Consider applying same standards to other housing allocation sites, not just significant sites</li> </ul>	Policy deleted and principles embedded elsewhere.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>• Reference to Joint Minerals Local Plan should read: <i>West Sussex Joint Minerals Local Plan (July 2018, Partial Review March 2021)</i> (JMLP).</li> <li>• Make reference to Waste Local Plan</li> <li>• New homes should provide suitable space for home working to reduce external travel</li> <li>• Requirement to undertake and report travel plan monitoring of movements in and out of sites.</li> </ul>	Policy deleted and principles embedded elsewhere.
<b>MPs/ Local Authorities:</b>		
<b>None</b>		
<b>Town and Parish Councils:</b>		
<b>Burgess Hill Town Council</b>	Recommendation on water efficiency standards.	Policy deleted and principles embedded elsewhere.
<b>Other consultee bodies:</b>		
<b>Gatwick Airport</b>	<ul style="list-style-type: none"> <li>• Requirement to engage with Gatwick Airport at an early stage on housing proposals</li> <li>• Add Aerodrome Safeguarding Policy as per policy DD5 in Crawley’s Local Plan</li> <li>• Under Aerodrome Safeguarding Requirements add the following: <ul style="list-style-type: none"> <li>○ <u>Impact of buildings, structures and construction equipment on Communication, Navigation &amp; Surveillance (CNS) equipment &amp; Instrument Flight Procedures (IFPs).</u></li> </ul> </li> </ul>	Policy deleted and principles embedded elsewhere.

	<ul style="list-style-type: none"> <li>○ <u>Impacts of buildings, structures and construction equipment on Obstacle Limitation Surfaces (OLS)</u></li> <li>○ <u>Lighting schemes that could dazzle pilots or ATC or could be confused with aeronautical ground lighting</u></li> <li>○ <u>Buildings/structures in proximity to the airport that could create induced turbulence or thermal uplift from vapour plumes from flues/cooling towers.</u></li> </ul>	
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>● Clearer inclusion of BNG - minimum 10-20%</li> </ul>	Policy deleted and principles embedded elsewhere.
<b>Others</b>	<ul style="list-style-type: none"> <li>● Bullet point 3, delete “identify how the development will...”</li> <li>● Include requirement of Passivhaus principles</li> <li>● Repetition with other policies, needs to be simplified</li> <li>● No justification for the 4* BRE HQM</li> <li>● Water consumption of 85 litres p/p against NPPG – evidence needed.</li> <li>● Council should adopted requirements 85 litres per person (l/p/p) to 80 l/p/p for strategic developments, inline with Gatwick’s Sub Regional Water Cycle Study.</li> <li>● All new developments should achieve 100 l/p/p</li> <li>● Require 11 HQM credits as a minimum for water efficiency.</li> <li>● Delete policy and incorporate in specific allocation site policies instead.</li> <li>● Include reference to DPH5: Batchelors Farm, Keymer Road, DPH6: Land at Brow Hill, Janes Lane, DPH7: Burgess Hill Station and DPH8: Land off West Hoathly Road, East Grinstead and delete reference to DPH29: Gypsies, Travellers and Travelling Showpeople</li> <li>● Biodiversity and Green Infrastructure: make clear the need to delivery BNG on each allocation</li> <li>● 20% biodiversity net gain is excessive</li> <li>● Make reference to DPH30: Self and Custom Build Housing, DPH31: Housing Mix and DPH32: Affordable Housing under “Significant Sites”</li> </ul>	Policy deleted and principles embedded elsewhere.

**Site DPH5: Batchelors Farm, Keymer Road, Burgess Hill**

**Number of Comments Received**

<b>Total: 10</b>	<b>Support: 1</b>	<b>Object: 8</b>	<b>Neutral: 1</b>
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<b>Comments Received</b>	<b>Response to comments</b>
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**Statutory Consultees:**

<p><b>Environment Agency</b></p>	<ul style="list-style-type: none"> <li>Suggested policy wording to refine policy requirement in relation to flood risk.</li> </ul>	<p>The plan should be read as a whole. All planning applications for allocated or non-allocated sites will be assessed against Policy DPS4: flood risk and sustainable drainage (which has been amended to take account of EA comments), as well as site-specific criteria being included in site allocation policies where appropriate.</p>
<p><b>Historic England</b></p>	<ul style="list-style-type: none"> <li>Suggested amended wording to strengthen and provide clarification</li> </ul>	<p>The plan should be read as a whole. All planning applications for allocated or non-allocated sites with a potential impact on heritage assets will be assessed against relevant built environment policies such as DPB2: listed buildings and other heritage assets (which has been amended to take account of Historic England comments).</p>



<b>Natural England</b>	<ul style="list-style-type: none"> <li>• Ask that the water standards set for significant sites are set for all housing allocations.</li> </ul>	The plan should be read as a whole. Relevant policies on biodiversity, sustainable design and the water environment will be applied to all development proposals, while criteria in site allocation policies focus on site-specific matters.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>• Include reference to Keymer Road Brick Clay safeguarding area</li> <li>• Suggest policy requirement added here, or to DPT1: Placemaking and Connectivity, for monitoring travel movements to enforce travel plan targets.</li> <li>• Reference should be made to the Waste Local Plan</li> </ul>	Policy amended to include reference to the Minerals Safeguarding Area and the Minerals Local Plan.
<b>MPs/ Local Authorities:</b>		
<b>South Downs National Park Authority</b>	<ul style="list-style-type: none"> <li>• Additional criteria to ensure harm is avoided to the transitional landscape character of this area as part of the setting of the SDNP</li> <li>• Adjacent to SA13 (site allocation DPD) – concerns over erosion of the transitional landscape character</li> </ul>	Policy amended to require that landscape impacts and views from SDNP are minimised.
<b>Town and Parish Councils:</b>		
<b>None</b>		
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• No ecological surveys have been submitted</li> <li>• Consider how nature reserve will be managed</li> </ul>	Ecology information has now been provided. The policy requires development to provide a positive edge to the nature reserve, while other policies in the plan will be applied regarding the protection and enhancement of habitats and biodiversity.

<b>Others</b>	<b>Landscape</b> <ul style="list-style-type: none"> <li>• Landscape implications - close proximity to South Downs National Park</li> <li>• Coalescence</li> <li>•</li> </ul>	Policy amended to require that landscape impacts and views from SDNP are minimised.  The development would not result in coalescence of settlements.
	<b>General</b> Unsuitable number of dwellings	The site and housing number are considered suitable.

<b>Site DPH6: Land at Hillbrow, Janes Lane, Burgess Hill</b>			
<b>Number of Comments Received</b>			
<b>Total: 10</b>	<b>Support: 0</b>	<b>Object: 9</b>	<b>Neutral: 1</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>• Amend wording to include reference to Janes Lane Brick Clay safeguarding area</li> </ul>	Policy amended as suggested.	
<b>MPs/ Local Authorities:</b>			
<b>None</b>			
<b>Town and Parish Councils:</b>			
<b>None</b>			

<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No ecological surveys have been submitted</li> <li>Number of established trees and hedgerows</li> </ul>	<p>The evidence base has been updated to include ecological surveys.</p> <p>Policy DPN4 and others set the policy criteria for protecting trees and hedgerows.</p>
<b>Others</b>	<b>Landscape</b> <ul style="list-style-type: none"> <li>Density of development not suitable for the area</li> </ul>	<p>Policies elsewhere in the plan will ensure landscape impacts are avoided or mitigated, and the development is designed in accordance with the MSDC Design Guide SPD.</p>
	<b>Biodiversity</b> <ul style="list-style-type: none"> <li>Against the removal of established trees</li> <li>Detrimental to the Biodiversity of the site</li> </ul>	<p>Policies elsewhere in the plan will be applied to ensure there is biodiversity net gain and an acceptable approach to the protection of trees and hedgerows.</p>
	<b>Flood Risk</b> <ul style="list-style-type: none"> <li>Flood Risk area</li> </ul>	<p>Flood risk and impacts will be assessed under Policy DPS4: flood risk and drainage.</p>
	<b>Developability</b> <ul style="list-style-type: none"> <li>Unsuitable number of dwellings</li> </ul>	<p>The yield has been re-assessed and is considered appropriate.</p>
	<b>Accessibility</b> <ul style="list-style-type: none"> <li>Dangerous access- unsuitable</li> </ul>	<p>WSCC as highway authority have informed SHELAA process which fed into site selection. It is considered possible to provide safe access.</p>
	<b>Infrastructure</b> <ul style="list-style-type: none"> <li>No infrastructure in place</li> </ul>	<p>The site is on the edge of a settlement with existing</p>

		infrastructure, while the development is required to provide highways works and sustainable transport measures, alongside financial contributions towards offsite infrastructure.
	<b>General</b> <ul style="list-style-type: none"> <li>Name of allocation to be revised as to not be associated with Hillbrow House</li> <li>Amend boundary to incorporate of land to the east</li> </ul>	Land to the east included.

Site DPH7: Burgess Hill Station, Burgess Hill			
<b>Number of Comments Received</b>			
<b>Total: 94</b>	<b>Support: 0</b>	<b>Object: 94</b>	<b>Neutral: 0</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>Suggested amendment to ensure development is phased to align with delivery of sewerage infrastructure and to ensure access to the infrastructure is maintained</li> </ul>		Policy amended as suggested.
<b>MPs/ Local Authorities:</b>			
<b>Mims Davies MP</b>	<ul style="list-style-type: none"> <li>Loss of vital and scarce allotment space.</li> <li>Loss of green spaces in town centre.</li> <li>There is insufficient infrastructure, including public transport links, medical services, civic amenities and schools.</li> <li>Impact on the wide biodiversity and animal habitats.</li> <li>Area prone to flooding.</li> <li>Water constraints in area.</li> </ul>		New site allocation policy for replacement allotments, on land in MSDC ownership. Policy DPH7 requires the delivery of at least an equal number of compensatory allotments.

		<p>The policy requires developer contributions towards education, healthcare, and a range of community and green infrastructure.</p> <p>Other policies in the plan also apply, regarding biodiversity and flood risk, to avoid and mitigate impacts.</p>
<b>Town and Parish Councils:</b>		
<b>Burgess Hill</b>	<ul style="list-style-type: none"> <li>• Object to DPH7: BH Station due to loss of allotment site, pressure on transport network, loss of existing parking, adjoining ancient woodland, loss of open space</li> <li>• Identified allotment deficit, provision needs to be made</li> </ul>	<p>Policy DPH7 requires re-provision of the allotment site and sets out requirements for parking. Ancient woodland adjoins the site to the south, a small area is within the ancient woodland buffer – additional wording will be added to ensure no development takes place in this area. There is no loss of open space; the policy requirement requires the scheme to positively address existing open space at Queens Crescent which is to be retained. The Regulation 19 Plan will include an allocation for additional allotment space which will replace those at Chanctonbury Road with potential for excess supply.</p>
<b>Other consultee bodies:</b>		

<b>CPRE Sussex</b>	<ul style="list-style-type: none"> <li>Allotment requirement should be a precondition to the grant of any future planning application.</li> </ul>	<p>Policy DPA3 requires provision of at least equal number of allotments through the delivery of DPA3a Allotment Site Nightingale Lane. Policy requires allotments to be complete and operational before development of the form allotments can commence.</p>
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No ecological surveys have been submitted</li> <li>Accessibility of new allotments should avoid the need to travel by car</li> <li>Policy wording needs strengthening to reflect the loss of habitat and address need to retain features of importance such as mature trees</li> </ul>	<p>The plan should be read as a whole. The Natural Environment and Green Infrastructure chapter includes policies on biodiversity net gain and the approach to protecting trees, woodland and hedgerows. Ecological surveys will be required to meet the requirements of these policies.</p>
<b>Others</b>	<p><b>Biodiversity/green space/allotments:</b></p> <ul style="list-style-type: none"> <li>Loss of allotments which are a vital community facility - impact on wellbeing, health, food growing</li> <li>Will increase the existing deficit in allotment space in the town</li> <li>No opportunities to re-provide allotments within walking distance and plan does not include sufficient provision overall</li> <li>Allotments are not brownfield, they do not appear on the council's brownfield register</li> <li>The allotment are/ should be designated a Local Green Space</li> <li>Loss of open space</li> <li>Loss of biodiversity/ wildlife</li> <li>Impacts ancient woodland abut southern boundary</li> </ul> <p><b>Infrastructure:</b></p> <ul style="list-style-type: none"> <li>Traffic and highway safety concerns</li> <li>Loss of parking</li> </ul>	<p>Allotments will be replaced with better terms in a convenient location.</p> <p>The plan should be read as a whole. The Natural Environment and Green Infrastructure chapter includes policies on biodiversity net gain and the approach to protecting trees, woodland and hedgerows.</p> <p>The policy requires sewerage network upgrades, sustainable transport measures, and</p>

	<ul style="list-style-type: none"> <li>• Lack of infrastructure</li> <li>•</li> </ul>	<p>compensatory community allotments, as well as financial contributions to a broad range of infrastructure.</p>
	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>• Site Selection and Sustainability Appraisal are flawed</li> <li>• Flood risk issues and subsidence likely</li> <li>• Contrary to Burgess Hill Neighbourhood Plan policy G5.</li> <li>• Housing should be allocated on the Martlets site instead</li> <li>• Housing numbers no longer need to be met at planned levels</li> </ul>	<p>The site selection methodology and sustainability appraisal provide a fair, consistent, and robust approach to site assessment. This methodology was used for the Site Allocations DPD and tested at examination, where that plan was found sound and subsequently adopted. A masterplan is required to take account of the Neighbourhood Plan. Martlets site already has planning permission. Other policies address flood risk and other environmental matters.</p>

<b>Site DPH8: Land off West Hoathly Road, East Grinstead</b>				
<b>Number of Comments Received</b>				
<b>Total: 6</b>	<b>Support: 1</b>	<b>Object: 4</b>	<b>Neutral: 1</b>	
<b>Comments Received</b>				<b>Response to comments</b>
<b>Statutory Consultees:</b>				

<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Add reference to Brick clay (Wadhurst) safeguarding area</li> </ul>	Policy amended as suggested.
<b>MPs/ Local Authorities:</b>		
None		
<b>Town and Parish Councils:</b>		
None		
<b>Other consultee bodies:</b>		
<b>Sussex Ornithological Society</b>	<ul style="list-style-type: none"> <li>Object to site; creates a significant and isolated peninsula of development</li> </ul>	The site is well-related to the existing town, being adjacent to the settlement boundary at the northern point of the site and opposite existing properties on the other side of West Hoathly Road.
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No ecological surveys provided. Data shows priority habitats onsite, Ancient Woodland adjacent</li> </ul>	The HRA has been updated for the submission draft District Plan (Regulation 19). Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications.
<b>Woodland Trust</b>	<ul style="list-style-type: none"> <li>Areas of ancient woodland should be removed from allocation. Cautionary minimum 50m buffer should be included. New habitat should be created around ancient woodland to reverse fragmentation.</li> <li>Recommend completion of an Ancient Tree Inventory (ATI)</li> </ul>	Policy amended to require an appropriate buffer for ancient woodland and priority habitat within the site and to the east.



<b>Other</b>	<ul style="list-style-type: none"> <li>Should not be allowed until solution to increased congestion in East Grinstead is found</li> </ul>	The policy requires sustainable transport measures and highways works. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.

<b>Site DPH9: Land at Hurstwood Lane, Haywards Heath</b>			
<b>Number of Comments Received</b>			
<b>Total: 4</b>	<b>Support: 1</b>	<b>Object: 3</b>	<b>Neutral: 0</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>None</b>			
<b>MPs/ Local Authorities:</b>			
<b>None</b>			
<b>Town and Parish Councils:</b>			

<b>Haywards Heath</b>	<ul style="list-style-type: none"> <li>• Objects to DPH9 and DPH10 (Hurstwood Lane) as they could support speculative development in Lewes district. Unacceptable impact in combination with Hurst Farm site. Road safety and traffic concerns.</li> </ul>	<p>The policy requirements include retention of existing trees and provision of landscape buffers to stop the spread of the site into open countryside to the east.</p> <p>The sites have been assessed in combination with the Hurst Farm site (in traffic terms) – no concerns have been raised by the highways authority and no ‘severe’ impacts arise from the transport modelling.</p>
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• No ecological surveys provided.</li> </ul>	<p>The HRA has been updated for the submission draft District Plan (Regulation 19). Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications.</p>
<b>Other</b>	<p><b>Landscape</b></p> <ul style="list-style-type: none"> <li>• May encourage further incursion into the countryside</li> <li>•</li> </ul>	<p>A plan-led system, informed by a rigorous site selection process and sustainability appraisal, ensures that expansion of settlements is controlled and sustainable.</p>

	<p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Additional pressure on town’s infrastructure; financial contributions will go to Lewes District Council</li> <li>• Road safety of Fox Hill significant concern</li> </ul>	<p>The policy requires sustainable transport measures and highway works, and financial contributions towards a broad range of infrastructure.</p> <p>Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.</p>
	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Fails to meet the 20-minute neighbourhood principles</li> <li>• Site should be removed in favour of alternative site: Land at Colwell Farm</li> </ul>	<p>A range of services and facilities are accessible within 20 minutes via active travel modes, and the site is close to a bus route. All site allocation policies have been assessed against a rigorous site selection methodology and subject to sustainability appraisal.</p>

Site DPH10: Land at Junction of Hurstwood Lane and Colwell Lane				
Number of Comments Received				
Total: 4	Support: 1	Object: 3	Neutral: 0	
Comments Received				Response to comments
Statutory Consultees:				

None		
<b>MPs/ Local Authorities:</b>		
None		
<b>Town and Parish Councils:</b>		
<b>Haywards Heath</b>	<ul style="list-style-type: none"> <li>Objects to DPH9 and DPH10 (Hurstwood Lane) as they could support speculative development in Lewes district. Unacceptable impact in combination with Hurst Farm site. Road safety and traffic concerns.</li> </ul>	<p>The policy requirements include retention of existing trees and provision of landscape buffers to stop the spread of the site into open countryside to the east.</p> <p>The sites have been assessed in combination with the Hurst Farm site (in traffic terms) – no concerns have been raised by the highways authority and no ‘severe’ impacts arise from the transport modelling.</p>
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	No ecological surveys provided.	The HRA has been updated for the submission draft District Plan (Regulation 19). Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications.

<b>Other</b>	<b>Infrastructure</b> <ul style="list-style-type: none"> <li>• Additional pressure on town’s infrastructure; financial contributions will go to Lewes District Council</li> <li>• Road safety of Fox Hill significant concern</li> </ul>	<p>The policy requires sustainable transport measures and highway works, and financial contributions towards a broad range of infrastructure.</p> <p>Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.</p>
	<b>General</b> <ul style="list-style-type: none"> <li>• Fails to meet the 20-minute neighbourhood principles</li> <li>• Site should be removed in favour of alternative site: Land at Colwell Farm</li> </ul>	<p>A range of services and facilities are accessible within 20 minutes via active travel modes, and the site is close to a bus route. All site allocation policies have been assessed against a rigorous site selection methodology and subject to sustainability appraisal.</p>

<b>Site DPH11: Land east of Borde Hill Lane Haywards Heath</b>				
<b>Number of Comments Received</b>				
<b>Total: 134</b>	<b>Support: 1</b>	<b>Object: 129</b>	<b>Neutral: 4</b>	
<b>Comments Received</b>				<b>Response to comments</b>
<b>Statutory Consultees:</b>				

<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>• Amend wording to avoid developing in flood risk areas; consistent with other allocations.</li> <li>• May be opportunities for restoration/ enhancement of northern watercourse; could add to BNG</li> </ul>	Policy amended to avoid developing areas of existing and future flood risk. Policies DPN1 and DPN2 require new development to restore and protect watercourses within or adjacent to the site, and provide biodiversity net gain.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>• Amend wording to include reference to mineral safeguarding and consultation areas</li> </ul>	Policy amended as suggested.
<b>MPs/ Local Authorities:</b>		
<b>Mims Davies MP</b>	<ul style="list-style-type: none"> <li>• Already taken houses at Penlands Farm</li> <li>• Impact on biodiversity and habitats. Adjacent to ancient woodland and semi-natural woodland.</li> <li>• Greenfield site, part of the Haywards Heath – Cuckfield strategic gap.</li> <li>• High water stress area</li> <li>• Insufficient infrastructure. Access roads are narrow lanes. Area prone to flooding.</li> </ul>	<p>Policy amended to avoid developing areas of existing and future flood risk. Policies DPN1 and DPN2 require new development to restore and protect watercourses within or adjacent to the site, and provide biodiversity net gain. Other policies in the plan will require the development to avoid and mitigate impacts to woodland and other habitats, provide sustainable drainage, and incorporate water efficiency measures as part of sustainable design.</p> <p>The development must provide highway works and sustainable transport measures, as well as</p>

		financial contributions towards a broad range of infrastructure.
<b>Town and Parish Councils:</b>		
<b>Balcombe</b>	<ul style="list-style-type: none"> <li>Concerned that site is contrary to countryside heritage and AONB policy</li> <li>Object to DPH11 Borde Hill, concern over impact on AONB, landscape, traffic impact on rural villages.</li> </ul>	<p>Site is not within the High Weald AONB although are adjacent to it. The policy requirements for site require mitigation to reduce any potential impact on the AONB and heritage assets. The High Weald AONB Unit was consulted at Regulation 18 stage and raised no objection. Mitigation regarding AONB and landscape is set out in the policy requirements. The Transport Study does not indicate any 'severe' impacts resulting from this site.</p>
<b>Haywards Heath</b>	<ul style="list-style-type: none"> <li>Objects to DPH11 (Land east of Borde Hill Lane). Greenfield site bordering the AONB. Other sites are more suitable, does not meet the 20-minute neighbourhood principles, transport challenges re footpaths and roundabout layout.</li> </ul>	<p>The policy for DPH11 requires development to be contained to the central and eastern parts of the site to mitigate any impact on the adjacent AONB. No objection has been received by the High Weald AONB Unit.</p> <p>TravelTime mapping confirms that the site is within 20 minute of public transport, main service</p>

		<p>centre, health and retail facilities. It is within 15 minutes' walk of a Primary School.</p> <p>The site promoter has submitted potential options for achieving safe and suitable access. The strategic Transport Study does not identify any severe transport impacts on the network.</p>
<b>Other consultee bodies:</b>		
<b>Sussex Ornithological Society</b>	<ul style="list-style-type: none"> <li>Concern with northward extension, proximity to AONB</li> </ul>	The policy includes measures to reduce impacts on the setting of the AONB, including a LVIA requirement.
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No ecological surveys provided. Data shows presence of priority habitat</li> </ul>	Policies in the natural environment and green infrastructure chapter of the plan will be applied. Ecological surveys will be required for developers to be able to demonstrate policy compliance.
<b>Other</b>	<ul style="list-style-type: none"> <li>Erosion of rural setting</li> <li>Erosion of green barriers between Haywards Heath, Cuckfield, Lindfield and the High Weald AONB</li> <li>Impact on the AONB</li> <li>Impact on infrastructure (traffic, health, education, utilities)</li> <li>Archaeological value of the site</li> <li>Flooding</li> <li>Contrary to adopted Neighbourhood Plan</li> <li>The proposal does not accord with the 20-minute neighbourhood principles</li> <li>Promise that the land would not be developed for a period of 15 years</li> <li>Fails to meet the objectives identified in the sustainability appraisal</li> </ul>	The policy contains criteria to address impacts, e.g. on the AONB, archaeology, flooding, heritage assets, and Borde Hill Gardens. The plan should be read as a whole. Other policies provide additional detail and requirements for protecting the natural environment and green infrastructure.



	<ul style="list-style-type: none"> <li>• SA DPD suggested no further development was required for Haywards Heath; already taken its share of development</li> <li>• The plan is oversupplying housing and therefore the site is not needed</li> <li>• Proposed development within Ansty &amp; Staplefield Parish but will impact on Haywards Heath, Cuckfield and Balcombe</li> <li>• Impact of biodiversity. The proposal is in contradiction with the recent money awarded to Borde Hill Gardens to promote biodiversity</li> <li>• Impact of construction on neighbouring properties.</li> <li>• Loss of greenfield whereas development should be directed to brownfield land</li> </ul>	<p>The policy requires highway works and sustainable transport measures in addition to financial contributions towards a broad range of infrastructure.</p> <p>Services and facilities are accessible within 20 minutes via active travel modes. All site allocation policies have been assessed against a rigorous site selection methodology and subject to sustainability appraisal.</p>
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<b>Site DPH12: Orchards Shopping Centre, Haywards Heath</b>			
<b>Number of Comments Received</b>			
<b>Total: 6</b>	<b>Support: 0</b>	<b>Object: 5</b>	<b>Neutral: 1</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>• Amend wording to ensure occupation is phased with delivery of wastewater infrastructure</li> <li>• Reinforcement of network to be funded through New Infrastructure charge; site promoters and SW will need to work together to understand development program.</li> <li>• Easement required; must be factored into layout and landscaping</li> </ul>		Policy amended as suggested.

<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Greater emphasis should be given to sustainable transport access</li> </ul>	The policy requires provision of sustainable transport measures, and financial contributions towards a range of offsite infrastructure, including sustainable travel.
<b>MPs/ Local Authorities:</b>		
<b>None</b>		
<b>Town and Parish Councils:</b>		
<b>Haywards Heath</b>	<ul style="list-style-type: none"> <li>Supports DPH12 (Orchards) which fits with the Town Council's "Destination Haywards Heath" and Masterplan. Concerns over requirement for residential parking which will need to be addressed at application stage.</li> </ul>	The policy includes the requirement to provide sufficient car parking to support the allocation.
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>Amend policy to include positive delivery of green infrastructure</li> </ul>	The plan should be read as a whole. Other policies require green infrastructure provision and biodiversity net gain.
<b>Other</b>	<ul style="list-style-type: none"> <li>No need for a multistorey carpark</li> <li>Site should be used for affordable housing</li> <li>Increased parking density at Orchard Shopping Centre may release other smaller car parks</li> </ul>	The policy requires 30% onsite affordable housing, which is consistent with other sites. The provision of parking is considered necessary in this case, but the policy also requires sustainable transport measures and well designed pedestrian links to adjacent areas.

Site DPH13: Land to west of Turners Hill Road, Crawley Down			
Number of Comments Received			
Total: 59	Support: 0	Object: 57	Neutral: 2
Comments Received			Response to comments
Statutory Consultees:			
<b>Thames Water</b>	<ul style="list-style-type: none"> <li>• Appropriate sustainable surface water strategy needs to be agreed with Lead Local Flood Authority</li> <li>• Scale of development doesn't materially affect sewer network. Careful design of new network needed to avoid surcharge.</li> <li>• Upgrades to wastewater network likely to be needed; joint working with promoter and MSDC needed on an infrastructure phasing plan to ensure timely delivery</li> </ul>		The policy requires wastewater network upgrades, and a criterion has been added to the policy to require SUDS, delivering flood resilience. Other policies in the plan also require sustainable drainage and efficient use of water through design.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>• Direct pedestrian and cycle access to Worth Way should be provided</li> <li>• Improvements to footway on Turner's Hill Road needed, notably to the bus stop</li> <li>• Severe impact at Wallage Lane and A2028 junction</li> </ul>		Policy amended to ensure suitable pedestrian and cycle connections to Crawley Down are provided, including via the Worth Way, and to provide suitable access to Turners Hill Road. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.
MPs/ Local Authorities:			

<b>Worth Parish Council</b>	<ul style="list-style-type: none"> <li>• Significant local constraints. Development would be out of character with Crawley Down. It is not clear whether primary school provision is sufficient to meet the additional need. The infrastructure requirements in the policy are formulaic.</li> </ul>	<p>It is unclear how the scheme would fall short of Levelling Up proposals.</p> <p>The site has been assessed through the Site Selection process and performs well – there are no showstopper constraints and the site is of a significant size that mitigation will be achievable.</p>
<b>Town and Parish Councils:</b>		
<b>Worth</b>	<ul style="list-style-type: none"> <li>• DPH13: Land west of Turners Hill Road – not supported as it is likely to fall short of the Government’s Levelling Up proposals, significant local constraints and out of character with current developments.</li> </ul>	<p>The site has been assessed through the Site Selection process and performs well – there are no showstopper constraints and the site is of a significant size that mitigation will be achievable.</p>
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• No ecological survey has been provided. Question whether development is suitable or viable without affecting connectivity of habitat to wider landscape</li> </ul>	<p>The HRA has been updated for the submission draft District Plan (Regulation 19). Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications. Policy amended to ensure development is integrated with the site to the</p>

		north, including through green infrastructure and ecological corridors. Buffers are required adjacent to woodland and hedgerows.
<b>Sussex Ornithological Society</b>	<ul style="list-style-type: none"> <li>• Within Ancient Woodlands – Full ecological assessment needed</li> <li>• Increase density of houses elsewhere instead</li> </ul>	The policy has been amended to address any impacts associated with ancient woodland and exclude ancient woodland from development. Development must avoid the most sensitive areas of the site and provide a country park.
<b>The Woodland Trust</b>	<ul style="list-style-type: none"> <li>• Areas of ancient woodland should be removed from allocation. Cautionary minimum 50m buffer should be included. New habitat should be created around ancient woodland to reverse fragmentation.</li> <li>• Recommend completion of an Ancient Tree Inventory (ATI)</li> </ul>	The policy has been amended to address any impacts associated with ancient woodland and exclude ancient woodland from development. Development must avoid the most sensitive areas of the site and provide a country park. Policy amended to ensure development is integrated with the site to the north, including through green infrastructure and ecological corridors. Buffers are required adjacent to woodland and hedgerows.
<b>Other</b>	<b>Infrastructure/ Sustainability</b> <ul style="list-style-type: none"> <li>• Lack of infrastructure</li> <li>• No space in local schools</li> <li>• Power cuts</li> <li>• Need for developers to contribute towards The Haven Sportsfield area</li> <li>• Increased traffic</li> </ul>	The policy requires significant onsite infrastructure such as allotments and sports pitches, as well as sewerage network upgrades, sustainable transport measures, and highway works. Financial contributions are

	<ul style="list-style-type: none"> <li>• Need for walking routes</li> </ul>	<p>required towards a broad range of offsite infrastructure including sustainable transport and education. Policy criteria refer to active travel routes through the site, linking to other sites and Crawley Down. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.</p>
	<p><b>Flood Risk</b></p> <ul style="list-style-type: none"> <li>• Incorporation of grey infrastructure – flooding risk</li> <li>• Drainage issues</li> </ul>	<p>Policy amended to require a sequential approach that directs development away from areas of flood risk and integrate sustainable drainage. Other policies in the plan also apply, regarding flood risk, drainage, and sustainable design for efficient use of water.</p>
	<p><b>Landscape</b></p> <ul style="list-style-type: none"> <li>• Loss of landscape</li> <li>• Dangerous access to site</li> <li>• Adjacent to ancient woodland</li> <li>• Not build on local gaps</li> <li>• Destruction of farmland and woodlands</li> </ul>	<p>The policy has been amended to address any impacts associated with ancient woodland and exclude ancient woodland from development. Development must avoid the most sensitive areas of the site and provide a country park. Policy amended to ensure development is integrated with</p>

		the site to the north, including through green infrastructure and ecological corridors. Buffers are required adjacent to woodland and hedgerows.
	<b>Accessibility</b> <ul style="list-style-type: none"> <li>• Dangerous access to site</li> </ul>	The policy requires highway works including suitable access to the site.
	<b>General</b> <ul style="list-style-type: none"> <li>• Density does not match demand</li> <li>• Lack of community involvement in the site selection process</li> <li>• Noise Pollution</li> <li>• Adverse impact on economy and community</li> <li>• Too many houses in Crawley Down</li> </ul>	Policy prevents development in the most sensitive areas and other policies in the plan will be applied to ensure suitable design for the location.

Site DPH14: Hurst Farm, Turners Hill Road, Crawley Down			
Number of Comments Received			
Total: 16	Support: 1	Object: 14	Neutral: 1
Comments Received			Response to comments
Statutory Consultees:			
<b>Thames Water</b>	<ul style="list-style-type: none"> <li>• Appropriate sustainable surface water strategy needs to be agreed with Lead Local Flood Authority</li> <li>• Scale of development doesn't materially affect sewer network. Careful design of new network needed to avoid surcharge.</li> <li>• Need for engagement between developers and Thames Water to understand drainage requirements and anticipated loading/flow</li> </ul>	Policy amended to require a sequential approach that directs development away from areas of flood risk and integrate sustainable drainage. Other policies in the plan also apply, regarding flood risk, drainage,	

	<ul style="list-style-type: none"> <li>• Upgrade delivery time shouldn't be underestimated, can be 18 months – 3 years</li> <li>• Include information provided with planning application to provide assurance that water and waste matters are being addressed.</li> </ul>	and sustainable design for efficient use of water.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>• Bus waiting facilities at stops outside site need improving.</li> </ul>	Financial contributions are required for offsite infrastructure, including sustainable transport, which could be used to upgrade the bus stop.
<b>MPs/ Local Authorities:</b>		
<b>Worth Parish Council</b>	<ul style="list-style-type: none"> <li>• This site could have support in principle, subject to access designs not having a severe impact on existing traffic flows. Debatable whether the principles of a 20 minute neighbourhood can be achieved in practice. Infrastructure requirements in the policy are formulaic. Infrastructure is not sufficient for the needs of the village.</li> </ul>	The site promoter has indicated access is achievable. The site at Burleigh Way is allocated in the Site Allocations DPD. It is not appropriate to de-allocate the site, which is still capable of delivery in the plan-period. DPH14 will be required, alongside all other proposed allocations, to meet the district's housing need.
<b>Town and Parish Councils:</b>		
<b>Worth</b>	<ul style="list-style-type: none"> <li>• DPH14: Hurst Farm – could be supported in principle subject to access being achieved. Suggest this is a substitute for the 50 homes at Burleigh Way allocated within the Sites DPD.</li> </ul>	<p>The site promoter has indicated access is achievable.</p> <p>The site at Burleigh Way is allocated in the Site Allocations DPD. It is not appropriate to de-allocate the site, which is still capable of delivery in the plan-period. DPH14 will be required, alongside all other proposed</p>



		allocations, to meet the district's housing need.
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• No comment – ecological information needed</li> <li>• Status of the site unclear, aerial photographs show construction underway</li> </ul>	The site has been partly developed. Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications.
<b>The Woodland Trust</b>	<ul style="list-style-type: none"> <li>• Ancient Woodland – keep as buffer and create new native woodland habitats in its surroundings</li> <li>• Complete ATI to comply with NPPF</li> </ul>	Policy requires appropriate buffers adjacent to ancient woodland, and integration with the site to the south, including through green infrastructure and ecological corridors.
<b>Other</b>	<b>Landscape</b> <ul style="list-style-type: none"> <li>• Greater need for agricultural land</li> <li>• Need for a 50m buffer to be maintained between development and ancient woodlands</li> </ul>	This site has been through a rigorous site selection process and subject to sustainability appraisal. The policy requires appropriate buffers adjacent to ancient woodland.
	<b>Accessibility</b> <ul style="list-style-type: none"> <li>• Schools are full</li> <li>• Traffic pressures</li> </ul>	Financial contributions are required for offsite infrastructure, including sustainable transport and education. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will

		continue in the lead up to submission – liaison with National Highways will also continue during this period.
	<b>Infrastructure</b> <ul style="list-style-type: none"> <li>• Insufficient provision of infrastructure</li> <li>• Need for a road traffic solution prior to delivery</li> <li>• Lack of public transport</li> </ul>	Financial contributions are required for offsite infrastructure, including sustainable transport. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.
	<b>General</b> <ul style="list-style-type: none"> <li>• No demand for more housing</li> </ul>	Housing need has been assessed using the national standard method.

<b>Site DPH15: Land rear of 2 Hurst Road, Hassocks</b>			
<b>Number of Comments Received</b>			
<b>Total: 6</b>	<b>Support: 2</b>	<b>Object: 3</b>	<b>Neutral: 1</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>• Amend wording to reference Soft sand safeguarding area.</li> </ul>		Policy amended as suggested.
<b>MPs/ Local Authorities:</b>			

None		
<b>Town and Parish Councils:</b>		
<b>Hassocks</b>	<ul style="list-style-type: none"> <li>• Object to DPH15 Land Rear of 2 Hurst Road as it is understood the promoter/developer may not own all the site.</li> <li>• The SHELAA report in January 2022 stated that access issues would unlikely be mitigated – the Parish Council remains concerned over the access arrangements proposed and the impact on the Stonepound Crossroads AQMA</li> </ul>	<p>The site promoter has confirmed that the entirety of the site is in control of the promoter. This has also been confirmed by the current landowners. The position in January 2022 has been superseded by additional information provided by the site promoter, which has been agreed with the Highways Authority. Concerns regarding the AQMA are not back up by the Council’s Air Quality Report which deems the proposals in the draft District Plan to be acceptable in air quality terms.</p>
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• No comment – ecological information needed</li> </ul>	<p>Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications.</p>

<b>Other</b>	<b>Landscape</b> <ul style="list-style-type: none"> <li>Keep green space buffer – danger of coalescence</li> </ul>	Development will not cause coalescence. Policy requires retention and enhancement of trees and hedgerows, including screening to A273, and appropriate landscaping to preserve views to the north-west.
	<b>Accessibility</b> <ul style="list-style-type: none"> <li>Unsuitable for development – access concerns</li> </ul>	The policy requires suitable access, including offsite highways works.

<b>Site DPH16: Land west of Kemps, Hurstpierpoint</b>			
<b>Number of Comments Received</b>			
<b>Total: 73</b>	<b>Support: 1</b>	<b>Object: 70</b>	<b>Neutral: 2</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>Amend wording to ensure occupation is phased with delivery of wastewater infrastructure</li> <li>Reinforcement of network to be funded through New Infrastructure charge; site promoters and SW will need to work together to understand development program.</li> <li>Easement required; must be factored into layout and landscaping</li> <li>Remove policy requirement referring to wastewater treatment upgrades; not needed for this site specifically</li> </ul>		Policy amended to remove requirement for wastewater treatment upgrades. Policy requires sustainable drainage. Other policies in the plan will ensure planning obligations are secured and infrastructure provided at the right time.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Amend wording to include reference to mineral safeguarding area</li> </ul>		Policy amended as requested.

<b>MPs/ Local Authorities:</b>		
<b>None</b>		
<b>Town and Parish Councils:</b>		
<b>Hurstpierpoint and Sayers Common</b>	<ul style="list-style-type: none"> <li>Development of site would be harmful to the character and setting of Longton Lane Conservation area</li> </ul>	The policy requirements for DPH16 require appropriate mitigation – including requirement for a mitigation strategy informed by a Heritage Impact Assessment. The draft masterplan prepared by the site promoter intends to limit development to the eastern parcels only as per the policy requirement
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No ecological surveys provided. Onsite habitat: trees, hedgerows and waterways; should not be compromised by development.</li> </ul>	The policy requires protection and enhancement of streams on the site and ecological corridors between the site and the countryside. Other policies in the plan address the need for green infrastructure, protection of habitats, and biodiversity net gain.
<b>Other</b>	<b>Landscape/ Character</b> <ul style="list-style-type: none"> <li>Development of the land will result in coalescence</li> <li>Overdevelopment of the site</li> <li>Loss of public open land</li> </ul>	The development is not considered to cause coalescence. The policy requires a landscape-led approach, with upgrades to PROWs, environmental enhancement, and public open space.
	<b>Infrastructure/ Sustainability</b> <ul style="list-style-type: none"> <li>Lack of appropriate infrastructure</li> </ul>	The policy requires sewerage network upgrades, sustainable

	<ul style="list-style-type: none"> <li>• Site prone to flooding</li> <li>• Land subject to sewage contamination</li> <li>• Inadequate proposed access</li> <li>• Propose access incompatible with current use the road</li> </ul>	<p>transport measures, and highway works, in addition to financial contributions towards a broad range of offsite infrastructure. SFRA does not lead to this site being discounted. Other policies in the plan ensure a sequential approach that directs development away from land at risk of flooding, while avoiding water pollution. A suitable access from Orchard Way is required.</p>
	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Loss of biodiversity</li> <li>• Insufficient affordable housing provision</li> <li>• Submission from site proponent</li> </ul>	<p>Affordable housing provision is consistent with other site allocations. Other policies in the plan will ensure an appropriate approach to green infrastructure and biodiversity net gain.</p>

<b>Site DPH17: The Paddocks, Lewes Road, Ashurst Wood</b>			
<b>Number of Comments Received</b>			
<b>Total: 5</b>	<b>Support: 0</b>	<b>Object: 3</b>	<b>Neutral: 2</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			

<b>Southern Water</b>	<ul style="list-style-type: none"> <li>Southern Water infrastructure crosses the site – access to be preserved</li> <li>Add a policy requirement to ensure the layout of the development be planned to ensure future access to underground infrastructure</li> </ul>	Policy criterion added as suggested.
<b>Wealden District Council</b>	<ul style="list-style-type: none"> <li>Any potential cross boundary impacts should be fully explored with Wealden DC and ESCC.</li> <li>Within 7km Ashdown Forest buffer zone – mitigation measures required</li> </ul>	Policy requires LVIA to ensure development conserves and enhances AONB. Policy DPC6 sets out the mitigation measures required for development within the 7km buffer zone for Ashdown Forest.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Amend wording to include reference to Ashurst Wood Brick Clay consultation area</li> </ul>	Policy amended as suggested.
<b>MPs/ Local Authorities:</b>		
<b>None</b>		
<b>Town and Parish Councils:</b>		
<b>None</b>		
<b>Other consultee bodies:</b>		
<b>Sussex Ornithological Society</b>	<ul style="list-style-type: none"> <li>Site within AONB</li> <li>Consider 100% affordable housing or increase density in developments elsewhere</li> </ul>	Policy requires LVIA to ensure development conserves and enhances AONB. Site provides 30% affordable housing, consistent with other site allocations.
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No comment – ecological information needed – within High Weald AONB</li> </ul>	HRA has been updated. Policy requires LVIA to ensure development conserves and enhances AONB.

<b>Site DPH18: Land at Foxhole Farm, Bolney</b>			
<b>Number of Comments Received</b>			
<b>Total: 271</b>	<b>Support: 2</b>	<b>Object: 268</b>	<b>Neutral: 1</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>Amend wording to ensure occupation is phased with delivery of wastewater infrastructure</li> <li>Reinforcement of network to be funded through New Infrastructure charge; site promoters and SW will need to work together to understand development program.</li> </ul>		Policy amended to require development aligned with delivery of sewerage infrastructure in consultation with SW. Other policies in the plan will ensure planning obligations are secured and infrastructure provided at the right time.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Amend wording to reference brick clay safeguarding area</li> <li>Will continue to monitor position re: education provision, not currently required.</li> </ul>		Policy amended as suggested.
<b>MPs/ Local Authorities:</b>			
<b>Mims Davies MP</b>	<ul style="list-style-type: none"> <li>Greenfield site.</li> <li>Would double size of Bolney. New builds out of character.</li> <li>Insufficient infrastructure, including reliability. Poor sustainable transport links.</li> <li>Potential impacts on biodiversity.</li> <li>A272 already extremely busy.</li> <li>Are prone to flooding</li> </ul>		Policy requires highway works and sustainable transport measures, and financial contributions towards a broad range of infrastructure including sustainable transport. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also



		<p>continue during this period. Other policies in the plan ensure a sequential approach is taken to flood risk, so development is directed towards areas of lower flood risk.</p>
<p><b>Town and Parish Councils:</b></p>		
<p><b>Bolney Parish Council</b></p>	<ul style="list-style-type: none"> <li>• Development of the scale proposed is not sustainable</li> <li>• Concerned about impact on road safety, sustainable transport, stress on village infrastructure, poor public transport provision</li> <li>• Unacceptable impact on rural setting, historic character and loss of views</li> <li>• On-site infrastructure is proposed however Parish do not agree that the settlement/site will be sustainable by its provision – do not see how a country park, allotments would make the settlement more sustainable. Other elements such as community facility, education land are not required.</li> <li>• High Weald impact should be ‘high’ therefore would fail methodology</li> </ul>	<p>The proposal at DPH18 includes on-site community infrastructure that will enable sustainable development in line with the proposed strategy. The site promoters have prepared evidence detailing arrangements for safe and feasible access and there are no concerns from the highways authority regarding safety.</p> <p>The site promoters are in discussions with bus providers regarding additional provision, recognising that the addition of a further 200 dwellings at this location could lead to a critical mass by which new services become more viable. This would be to the benefit of new and existing residents.</p>

		<p>The accompanying evidence base includes landscape and heritage reports – the policy includes requirements to mitigate any impacts.</p> <p>The provision of on-site infrastructure is predominantly to meet additional needs generated by the site proposal. The additional 200 dwellings may necessitate the need for allotments, community facility and education land for example. If these facilities can also help remediate existing issues and/or be for the benefit of existing communities, then that is a positive.</p> <p>The conclusion against criteria 1 (Landscape / AONB) has been scored on a consistent basis.</p>
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>• No ecological surveys provided; unable to provide comments at this stage.</li> <li>• Clarification sought on location of country park; will there be a minimum size in policy?</li> </ul>	Ecological feasibility appraisal has been provided. The policy does not stipulate the size or location of the country park.

<p><b>Other</b></p>	<p><b>Landscape/ Character</b></p> <ul style="list-style-type: none"> <li>• Impacts on the village setting</li> <li>• Impact on landscape and biodiversity</li> <li>• Impact on heritage</li> <li>• Overdevelopment/ disproportionate growth of the village</li> <li>• Loss of local amenity</li> <li>• Loss of historic settlement pattern</li> <li>• Coalescence with the hamlet of Crosspost</li> </ul>	<p>The policy requires a Heritage Impact Assessment and a layout and design which protect the setting of a nearby listed building and the Bolney Conservation Area. Other policies in the plan set out the environmental criteria against which development proposals will be assessed, including requirements for green infrastructure, biodiversity net gain, and character and design of development. The development of this site is not considered to cause coalescence with other settlements.</p>
	<p><b>Infrastructure/ Sustainability</b></p> <ul style="list-style-type: none"> <li>• Poor public transport</li> <li>• Pedestrian and cycle infrastructure is not suitable or safe to access services</li> <li>• The road network in and around Bolney is at capacity and unsafe</li> <li>• A272 junctions already suffer from delays and further development will add to these</li> <li>• Additional development will increase traffic and car accidents on the A272</li> <li>• Further development will impact on traffic through the village</li> <li>• Local infrastructure such as education and health are already under pressure</li> <li>• Utility companies are already unable to provide their service</li> <li>• The infrastructure promoted alongside the development is not necessary in a rural location</li> <li>• The site floods and development is likely to result in an overflow on existing properties</li> <li>• Increased air pollution which is already high in Bolney</li> </ul>	<p>Policy requires highway works and sustainable transport measures, and financial contributions towards a broad range of infrastructure including sustainable transport. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period. Policy amended to require development aligned with delivery of sewerage</p>

	<ul style="list-style-type: none"> <li>Affordability issues which include affordable home</li> </ul>	<p>infrastructure in consultation with SW. Other policies in the plan will ensure planning obligations are secured and infrastructure provided at the right time. Other policies also ensure a sequential approach is taken to flood risk, so development is directed towards areas of lower flood risk, while avoiding pollution.</p>
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<b>Site DPH19: Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common</b>			
<b>Number of Comments Received</b>			
<b>Total: 17</b>	<b>Support: 3</b>	<b>Object: 14</b>	<b>Neutral: 0</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>Amend wording to avoid developing in flood risk areas; consistent with other allocations, and to include reference to integrate of SuDS.</li> </ul>		Policy amended as suggested.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Amend wording to reference brick clay safeguarding area</li> </ul>		Policy amended as suggested.
<b>MPs/ Local Authorities:</b>			
<b>None</b>			
<b>Town and Parish Councils:</b>			

None		
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No ecological surveys provided; unable to provide comments at this stage.</li> <li>Site should be considered in conjunction with other sites in Sayers Common</li> </ul>	Policy amended to require a coordinated approach with other allocations in Sayers Common.
<b>Other</b>	<ul style="list-style-type: none"> <li>Flood risk</li> <li>The sewage infrastructure is deficient</li> <li>Impact of additional traffic on the local area</li> </ul>	Policy amended to avoid developing areas of existing and future flood risk. Utilities companies have been consulted regarding sewerage infrastructure. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.

<b>Site DPH20: Land at Coombe Farm, London Road, Sayers Common</b>			
<b>Number of Comments Received</b>			
<b>Total: 25</b>	<b>Support: 1</b>	<b>Object: 22</b>	<b>Neutral: 2</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			

<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>Amend wording to avoid developing in flood risk areas; consistent with other allocations, and to include reference to integrate of SuDS.</li> </ul>	Policy amended as suggested.
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>Amend wording to ensure occupation is phased with delivery of wastewater infrastructure</li> <li>Reinforcement of network to be funded through New Infrastructure charge; site promoters and SW will need to work together to understand development program.</li> <li>Remove policy requirement referring to wastewater treatment upgrades; not needed for this site specifically</li> </ul>	Policy amended to remove requirement for wastewater treatment upgrades. Other policies in the plan will ensure planning obligations are secured and infrastructure provided at the right time.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Amend wording to reference brick clay safeguarding area</li> <li>Sustainable transport provision; coordinated approach across Sayers Common sites needed</li> </ul>	Policy refers to brick clay safeguarding area. Policy amended to require a coordinated approach with other housing allocations in Sayers Common.
<b>MPs/ Local Authorities:</b>		
None		
<b>Town and Parish Councils:</b>		
None		
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No ecological surveys provided; unable to provide comments at this stage.</li> <li>Site should be considered in conjunction with other sites in Sayers Common</li> </ul>	Ecological evidence has now been provided. Policy amended to require a coordinated approach with other housing allocations in Sayers Common.

<b>Woodland Trust</b>	<ul style="list-style-type: none"> <li>• Cautionary minimum 50m buffer to Ancient Woodland should be included. New habitat should be created around ancient woodland to reverse fragmentation.</li> <li>• Recommend completion of an Ancient Tree Inventory (ATI)</li> </ul>	Policy amended to require an updated ancient tree inventory (ATI).
<b>Other</b>	<ul style="list-style-type: none"> <li>• Impacts on ancient woodland</li> <li>• Detrimental to biodiversity</li> <li>• Flood risk</li> <li>• Lack of suitable infrastructure</li> </ul>	<p>Policy requires protection of ancient woodland and has been amended to require an updated ancient tree inventory (ATI). Policy amended to incorporate EA suggested wording on flood risk. Other policies in the plan set out the environmental criteria against which development proposals will be assessed, including requirements for green infrastructure and biodiversity net gain.</p> <p>Policy requires sewerage network upgrades and sustainable transport measures, as well as financial contributions towards a broad range of offsite infrastructure.</p>

<b>Site DPH21: Land to the West of Kings Business Centre, Reeds Lane</b>			
<b>Number of Comments Received</b>			
<b>Total: 15</b>	<b>Support: 1</b>	<b>Object: 14</b>	<b>Neutral: 0</b>
<b>Comments Received</b>			<b>Response to comments</b>

<b>Statutory Consultees:</b>		
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>Amend wording to avoid developing in flood risk areas; consistent with other allocations, and to include reference to integrate of SuDS.</li> </ul>	Wording amended as suggested.
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>Amend wording to ensure occupation is phased with delivery of wastewater infrastructure</li> <li>Reinforcement of network to be funded through New Infrastructure charge; site promoters and SW will need to work together to understand development program.</li> <li>Remove policy requirement referring to wastewater treatment upgrades; not needed for this site specifically</li> </ul>	Policy amended to remove requirement for wastewater treatment upgrades. Other policies in the plan will ensure planning obligations are secured and infrastructure provided at the right time.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Amend wording to reference brick clay safeguarding area</li> <li>Sustainable transport provision; coordinated approach across Sayers Common sites needed</li> </ul>	Policy refers to brick clay safeguarding area. Policy amended to require a coordinated approach with other housing allocations in Sayers Common.
<b>MPs/ Local Authorities:</b>		
<b>None</b>		
<b>Town and Parish Councils:</b>		
<b>None</b>		
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No ecological surveys provided; unable to provide comments at this stage.</li> <li>Site should be considered in conjunction with other sites in Sayers Common</li> </ul>	Policy amended to require a coordinated approach with other housing allocations in Sayers Common.
<b>Other</b>	<b>Landscape/ Character</b> <ul style="list-style-type: none"> <li>Loss of identity as the proposed developments would merge several villages together.</li> </ul>	Policy amended to require a coordinated approach with other housing allocations in Sayers



		<p>Common. A comprehensive masterplan is required. Development of these sites is not considered to cause coalescence with other settlements.</p>
	<p><b>Infrastructure/ Sustainability</b></p> <ul style="list-style-type: none"> <li>• Inadequate infrastructure.</li> <li>• The increase of traffic would particularly be a problem for Hurstpierpoint High Street and Cowfold that already has an Air Quality Control area.</li> <li>• Water security; need for a reservoir?</li> <li>• Limited capacity for the wastewater network.</li> <li>• Flooding issues. Reeds Lane often floods.</li> <li>• Poor transport links in the area.</li> <li>• No employment opportunities in the area.</li> </ul>	<p>Policy requires sewerage network upgrades and sustainable transport measures, as well as financial contributions towards a broad range of offsite infrastructure. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period. Policy amended to incorporate EA suggested wording on flood risk. Other policies in the plan set out the environmental criteria against which development proposals will be assessed, including requirements for green infrastructure, air quality, biodiversity net gain, and efficient use of water through sustainable design.</p>

	<p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>• Impact on wildlife habitats with rare species; onsite and Downland.</li> </ul>	<p>The HRA has been updated for the submission draft District Plan (Regulation 19). Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications. Policy DPN1 requires that planning applications for development likely to affect protected habitats or species will provide appropriate surveys along with an ecological impact assessment report.</p>
	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Questions the Housing Need number.</li> <li>• Contrary to the Neighbourhood Plan policies.</li> <li>• No pavements or street lighting pushes people towards using a car.</li> <li>• Disproportionate number of new homes proposed in local area. Too much for a tier 3 settlement.</li> <li>• Welcomes the inclusion of Land to the West of King Business Centre as a proposed allocation.</li> </ul>	<p>The plan's housing number has been determined using the national standard method. The policy requires sustainable transport measures including financial contributions towards offsite infrastructure.</p>

**Site DPH22: Land at LVS Hassocks, London Road, Sayers Common.**

Number of Comments Received			
Total: 14	Support: 0	Object: 14	Neutral: 0
Comments Received			Response to comments
Statutory Consultees:			
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>Amend wording to avoid developing in flood risk areas; consistent with other allocations, and to include reference to integrate of SuDS.</li> </ul>		Policy amended as suggested.
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>Amend wording to ensure occupation is phased with delivery of wastewater infrastructure</li> <li>Reinforcement of network to be funded through New Infrastructure charge; site promoters and SW will need to work together to understand development program.</li> <li>Remove policy requirement referring to wastewater treatment upgrades; not needed for this site specifically</li> </ul>		Policy amended to remove requirement for wastewater treatment upgrades. Other policies in the plan will ensure planning obligations are secured and infrastructure provided at the right time.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Amend wording to reference brick clay safeguarding area</li> <li>Sustainable transport provision; coordinated approach across Sayers Common sites needed</li> </ul>		Policy refers to brick clay safeguarding area. Policy amended to require a coordinated approach with other housing allocations in Sayers Common.
MPs/ Local Authorities:			
None			
Town and Parish Councils:			
None			
Other consultee bodies:			
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No ecological surveys provided; unable to provide comments at this stage.</li> <li>Site should be considered in conjunction with other sites in Sayers Common</li> </ul>		Ecology evidence has now been provided. Policy amended to require a coordinated approach

		with other housing allocations in Sayers Common.
<b>Other</b>	<b>Landscape/ Character</b> <ul style="list-style-type: none"> <li>• Over development.</li> <li>• Too much development for a Category 3 settlement.</li> <li>• Poor public transport.</li> </ul>	The policy requires sustainable transport measures including financial contributions towards offsite infrastructure. The policy requires a coordinated approach with other site allocations and adherence to the principles of a 20-minute neighbourhood to deliver high-quality placemaking and public transport services.
	<b>Infrastructure/ Sustainability</b> <ul style="list-style-type: none"> <li>• Lack of infrastructure in area.</li> <li>• Flooding issues already in the area.</li> <li>• Traffic issues and Cowfold is already has an Air Quality Control area.</li> <li>• The wastewater and sewerage system need reinforcements or improvements made.</li> <li>• Healthcare system already struggling with the number of people</li> </ul>	Policy requires provision of a special school, highway works, sewerage network upgrades and sustainable transport measures, as well as financial contributions towards a broad range of offsite infrastructure. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period. Policy amended to incorporate EA suggested wording on flood risk. Other policies in the plan set out the environmental criteria against which development proposals will be assessed,

		including requirements to improve air quality.
	<p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>• Damage to habitat of Roe deer and large mature oak trees.</li> <li>• Impacts on ecosystem</li> </ul>	<p>The HRA has been updated for the submission draft District Plan (Regulation 19) and ecology evidence provided. Other policies in the plan set out the environmental criteria against which development proposals will be assessed, including requirements for green infrastructure, air quality, biodiversity net gain, and nature recovery. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications.</p>
	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Government policy is changing; housing number could change.</li> </ul>	<p>The plan's housing number has been determined using the national standard method. Numbers are unlikely to change significantly and it is important to progress the plan if MSDC is to avoid speculative development in less sustainable locations.</p>

Site DPH23: Ham Lane Farm House, Ham Lane, Scaynes Hill			
Number of Comments Received			
Total: 25	Support: 0	Object: 22	Neutral: 3
Comments Received			Response to comments
Statutory Consultees:			
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>CDE Waste and Aggregate Recycling Facility consultation area and close to Eastlands Farm aggregate recycling.</li> <li>Amend wording to reference Building Stone consultation area</li> </ul>		Policy amended as suggested.
MPs/ Local Authorities:			
None			
Town and Parish Councils:			
<b>Lindfield Rural</b>	<ul style="list-style-type: none"> <li>Note protection of ancient woodland</li> </ul>		Noted
Other consultee bodies:			
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No comment – ecological information needed</li> </ul>		Noted.
<b>Woodland Trust</b>	<ul style="list-style-type: none"> <li>Objects to inclusion of ancient woodlands within development sites – need for a 50m buffer</li> <li>The Ancient Tree Inventory (ATI) for the area may be incomplete. Complete to comply with NPPF</li> </ul>		Ancient woodland lies to the SE of the site. Policy DPN4 has been amended to require that development adjacent to ancient woodland and ancient, aged or veteran trees must incorporate appropriate buffers. The policy includes multiple criteria to ensure ancient woodland is protected.
<b>Other</b>	<b>Landscape</b> <ul style="list-style-type: none"> <li>Breaching of green gap between Haywards Heath and Scaynes Hill</li> </ul>		This site allocation is relatively small and is not considered overdevelopment for Scaynes

	<ul style="list-style-type: none"> <li>Overdevelopment in the area</li> </ul>	<p>Hill, or to cause coalescence between settlements.</p>
	<p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>Negative impact on character</li> </ul>	<p>The plan should be read as a whole. Policies on sustainable design and construction (DPS2) and character and design (DPB1) among others, will ensure only high quality development is approved on this site.</p>
	<p><b>Developability.</b></p> <ul style="list-style-type: none"> <li>Lack of demand</li> </ul>	<p>This sites contributes to meeting the district’s housing need, which has been determined through a Strategic Housing Market Assessment and the national standard method.</p>
	<p><b>Accessibility</b></p> <ul style="list-style-type: none"> <li>Ham Lane is a private road – alternative access required.</li> <li>No cycling routes and public transport in place</li> <li>Heavy traffic</li> </ul>	<p>Policy requires highway works and sustainable transport measures, as well as financial contributions towards a broad range of offsite infrastructure including sustainable transport. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.</p>

		Policy requires new pedestrian links to existing PROW network.
	<b>Infrastructure</b> <ul style="list-style-type: none"> <li>• Water and sewage issues</li> <li>• Flood risk</li> <li>• Lack of public infrastructure and facilities</li> <li>• Lack of streetlights</li> </ul>	Utilities company has not raised issues with wastewater and sewerage. The policy requires sustainable transport measures and highway works (which can include streetlighting), in addition to financial contributions towards a range of offsite infrastructure. SFRA does not lead to this site being discounted. Other policies in the plan ensure a sequential approach that directs development away from land at risk of flooding, while avoiding water pollution.

<b>Site DPH24: Challoners, Cuckfield Road, Ansty</b>			
<b>Number of Comments Received</b>			
<b>Total: 31</b>	<b>Support: 0</b>	<b>Object: 30</b>	<b>Neutral: 1</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>Southern Water</b>	<ul style="list-style-type: none"> <li>• Add a policy requirement to ensure the layout of the development be planned to ensure future access to underground infrastructure</li> </ul>		Policy amended as suggested.
<b>MPs/ Local Authorities:</b>			



None		
<b>Town and Parish Councils:</b>		
None		
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No comment – ecological information needed</li> </ul>	Noted
<b>Other</b>	<b>Landscape</b> <ul style="list-style-type: none"> <li>Overdevelopment</li> </ul>	Policy requires that the design and layout of the site should reflect the rural character of the site and avoid being urban or suburban in character.
	<b>Biodiversity</b> <ul style="list-style-type: none"> <li>Ecologically sensitive area</li> </ul>	The HRA has been updated for the submission draft District Plan (Regulation 19) and the policy includes criteria to protect trees and hedgerows. Other policies in the plan set out the environmental criteria against which development proposals will be assessed, including requirements for green infrastructure, air quality, biodiversity net gain, and nature recovery. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications.

	<p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>• Detrimental to the character of Ansty</li> </ul>	<p>Policy requires that the design and layout of the site should reflect the rural character of the site and avoid being urban or suburban in character.</p>
	<p><b>Developability</b></p> <ul style="list-style-type: none"> <li>• Uncertainty over requirement for more housing – reference to the levelling up bill</li> <li>• Contrary to neighbourhood plan</li> </ul>	<p>This sites contributes to meeting the district’s housing need, which has been determined through a Strategic Housing Market Assessment and the national standard method. It is important to progress the plan if MSDC is to avoid speculative development in less sustainable locations.</p>
	<p><b>Accessibility</b></p> <ul style="list-style-type: none"> <li>• Inadequate access at Marwick Close with no footpath or streetlights</li> </ul>	<p>Policy requires suitable access and integration with the site to the west by providing pedestrian and cycling connections. Design policies will be applied, ensuring routes are suitable.</p>
	<p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Lack of public transport</li> <li>• Lack of infrastructure and facilities – Doctors and shops, school</li> <li>• Lack of public infrastructure - water and electricity</li> <li>• Traffic issues</li> </ul>	<p>Utilities company has not raised issues with wastewater and sewerage infrastructure in this area. The policy requires sustainable transport measures and highway works, in addition to financial contributions towards a range of offsite infrastructure including health and education. Additional transport modelling has been carried out alongside ongoing discussion with WSCC</p>

		and will continue in the lead up to submission – liaison with National Highways will also continue during this period.
	<b>General</b> <ul style="list-style-type: none"> <li>Loss of privacy for Marwick Drive residents</li> </ul>	Policy requires that the layout of the site should take into account trees and allow for their future retention, and to prevent overshadowing private gardens. Design policies will be applied to preserve privacy for adjoining residents.

Site DPH25: Land to the west of Marwick Close, Bolney Road, Ansty			
Number of Comments Received			
Total: 25	Support: 1	Object: 22	Neutral: 2
Comments Received			Response to comments
Statutory Consultees:			
None			
MPs/ Local Authorities:			
None			
Town and Parish Councils:			
None			

<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No comment – ecological information needed</li> </ul>	Noted.
<b>Other</b>	<b>Landscape</b> <ul style="list-style-type: none"> <li>Overdevelopment</li> </ul>	Policy requires that the design and layout of the site should reflect the rural character and avoid being urban or suburban in character.
	<b>Biodiversity</b> <ul style="list-style-type: none"> <li>Ecologically sensitive area</li> </ul>	The HRA has been updated for the submission draft District Plan (Regulation 19) and the policy includes criteria to protect trees and hedgerows. Other policies in the plan set out the environmental criteria against which development proposals will be assessed, including requirements for green infrastructure, air quality, biodiversity net gain, and nature recovery. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications.
	<b>Heritage</b> <ul style="list-style-type: none"> <li>Detrimental to the character of Ansty</li> <li>Design and layout should reflect the rural character of the settlement</li> </ul>	Policy requires that the design and layout of the site should reflect the rural character of the site and avoid being urban or suburban in character.

	<p><b>Developability</b></p> <ul style="list-style-type: none"> <li>• Contrary to neighbourhood plan</li> <li>• Unsustainable location</li> </ul>	<p>Site allocations in the plan have been through a rigorous site selection process which considers the location's accessibility and sustainability. This was followed by Sustainability Appraisal, to ensure only the most sustainable sites were taken forward for allocation.</p>
	<p><b>Accessibility</b></p> <ul style="list-style-type: none"> <li>• Traffic issues</li> <li>• Bolney road access A272 is dangerous</li> </ul>	<p>The policy requires sustainable transport measures and highway works, in addition to financial contributions towards a range of offsite infrastructure including sustainable transport. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period..</p>
	<p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Lack of public transport</li> <li>• Lack of infrastructure and facilities; health facilities, school</li> </ul>	<p>The policy requires sustainable transport measures and highway works, in addition to financial contributions towards a range of offsite infrastructure including sustainable transport, health and education.</p>

	<b>General</b> <ul style="list-style-type: none"> <li>Number of dwellings incompatible with policy requirements – DPH4: General Development Principles for Housing Allocations</li> <li>Lower density to 20dph</li> </ul>	Policy criteria and other policies in the plan will ensure a layout and design that achieve high quality development.
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<b>DPH26: Older Persons' Housing and Specialist Accommodation</b>			
<b>Number of Comments Received</b>			
<b>Total: 14</b>	<b>Support: 4</b>	<b>Object: 9</b>	<b>Neutral: 1</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
None			
<b>MPs/ Local Authorities:</b>			
None			
<b>Town and Parish Councils:</b>			
<b>Balcombe Parish Council</b>	Policy needs clarification on what happens if a criterion is not met. Suggested change of wording.		Various amendments and clarifications added to the policy and supporting text.
<b>Other consultee bodies:</b>			
<b>General</b>	<ul style="list-style-type: none"> <li>Clarify the 3 items under loss of older persons accommodation to describe what will happen if xii applies</li> <li>Prevent loss of older people accommodation</li> <li>Affordable older persons accommodation is required and social housing</li> <li>Provide older care accommodation within or contiguous to existing built development on a sustainable location</li> <li>Change 'contiguous' to 'adjacent' under criterion iii, iv and v</li> </ul>		The policy prevents the loss of older persons' accommodation unless certain criteria met. The word 'contiguous' is consistent with other policies controlling development outside built-up areas. Viability assessment

	<ul style="list-style-type: none"> <li>Unable to provide affordable elder care accommodation at 30%, reduce to 25%</li> </ul>	indicates that 30% affordable housing is achievable.
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Site DPH27: Land at Byanda, Hassocks			
<b>Number of Comments Received</b>			
<b>Total: 5</b>	<b>Support: 1</b>	<b>Object: 3</b>	<b>Neutral: 1</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li>Amend wording to reference Soft Sand safeguarding area</li> </ul>		Policy amended as suggested.
<b>MPs/ Local Authorities:</b>			
None			
<b>Town and Parish Councils:</b>			
<b>Hassocks</b>	<ul style="list-style-type: none"> <li>Do not support the allocation at Byanda for C2 use (DPH27), was refused at planning committee. Unsuitable to support a site of this size.</li> </ul>		This site has now been approved by Planning Committee. It will continue to be allocated within the District Plan to provide certainty of delivery (in the event the application expires).
<b>Other consultee bodies:</b>			
<b>Sussex Wildlife Trust</b>	No comment – needs ecological information		Noted.

<b>Other</b>	<b>Developability</b> <ul style="list-style-type: none"> <li>• Approx. number of units required</li> <li>• Unsuitable location for care home</li> <li>• No guarantee site will deliver sufficient housing</li> </ul>	Site is considered well located for older persons' accommodation.
	<b>Landscape</b> <ul style="list-style-type: none"> <li>• Amend Built-up area to include Byanda</li> </ul>	Built-up area boundaries have been reviewed and no change to BUA at this location is proposed.
	<b>General</b> <ul style="list-style-type: none"> <li>• Development on site previously refused on committee</li> </ul>	Noted.

<b>Site DPH28: Land at Hyde Lodge, Handcross</b>			
<b>Number of Comments Received</b>			
<b>Total: 6</b>	<b>Support: 0</b>	<b>Object: 4</b>	<b>Neutral: 2</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>• Culvert partially located within site (southeast of site). Opportunities to open up/daylight some of the culvert could be explored</li> </ul>		Policy amended as suggested.
<b>MPs/ Local Authorities:</b>			
<b>None</b>			
<b>Town and Parish Councils:</b>			
<b>None</b>			



<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li>No comment – needs ecological information</li> </ul>	Noted.
<b>Sussex Ornithological Society</b>	<ul style="list-style-type: none"> <li>Within High Weald AONB</li> <li>Extends built-up area of Handcross</li> <li>Increase density of houses elsewhere instead</li> </ul>	The policy requires a landscaped approach to development, and a LVIA to ensure an appropriate development in the AONB. A new criterion has been added to strengthen this protection of rural character on the edge of the settlement.
<b>Other</b>	<ul style="list-style-type: none"> <li>Approx. number of units required</li> <li>Ecological impact</li> <li>Additional land is needed to meet market/affordable home needs in the area and older persons' accommodation</li> </ul>	Policy has been amended to ensure an appropriate buffer to the priority habitat at the western boundary.

<b>DPH29: Gypsies, Travellers and Travelling Showpeople</b>			
<b>Number of Comments Received</b>			
<b>Total: 7</b>	<b>Support: 2</b>	<b>Object: 4</b>	<b>Neutral: 1</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>Policy amendment suggested re connection to main foul sewer</li> </ul>	Policy amended as suggested.	
<b>MPs/ Local Authorities:</b>			
<b>South Downs National Park Authority</b>	<ul style="list-style-type: none"> <li>Policy amendment suggested re setting of SDNP</li> </ul>	Policy amended as suggested.	

<b>Wealden District Council</b>	<ul style="list-style-type: none"> <li>Support for identifying provision – will continue to work collaboratively on strategic issue</li> </ul>	Noted.
<b>Town and Parish Councils:</b>		
None		
<b>Other consultee bodies:</b>		
Other	Clarification wanted re. existing sites	Noted.

<b>DPH30: Self and Custom Build Housing</b>			
<b>Number of Comments Received</b>			
Total: 12	Support: 1	Object: 10	Neutral: 1
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
None			
<b>MPs/ Local Authorities:</b>			
None			
<b>Town and Parish Councils:</b>			
None			
<b>Other consultee bodies:</b>			

<b>Other</b>	<ul style="list-style-type: none"> <li>• Support the inclusion of such a policy</li> <li>• Requirement too high; further evidence needed</li> <li>• Other sources of demand show higher need</li> <li>• Greater flexibility needed</li> </ul>	Policy amended to reduce requirement from 5% to 2% on sites of 100 or more dwellings.
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<b>DPH31: Housing Mix</b>			
<b>Number of Comments Received</b>			
<b>Total:</b>	<b>Support:</b> 23	<b>Object: 22</b>	<b>Neutral: 1</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>None</b>			
<b>MPs/ Local Authorities:</b>			
<b>Wealden District Council</b>	<ul style="list-style-type: none"> <li>• Supports and welcomes the opportunity to engage further with MSDC regarding the most appropriate dwelling mix for Crabbet Park</li> </ul>		Noted.
<b>Town and Parish Councils:</b>			
<b>Balcombe</b>	<ul style="list-style-type: none"> <li>• Housing Mix policies set out in Neighbourhood Plans reflect local need and should not be superseded by Housing Mix policies in this plan.</li> </ul>		Where there is a conflict, legislation states that the latest adopted plan must take precedence. In order to keep Neighbourhood Plan policies up to date (bearing in mind the evidence used to support them is now aged) the Neighbourhood Plans can be reviewed and updated as necessary. The

		policy does, however, allow for alternative approaches to be used (such as local evidence), where justified.
<b>Horsted Keynes</b>	<ul style="list-style-type: none"> <li>Concerned that housing mix policy sets standards that may not reflect local needs of villages like Horsted Keynes, note the flexibility but should include ability to rely on local housing needs surveys</li> </ul>	Housing need evidence, including Housing Mix, is established in the Strategic Housing Market Assessment (SHMA). The policy allows for alternative approaches to be used (such as local evidence), where justified.
<b>Other consultee bodies:</b>		
<b>Other</b>	<ul style="list-style-type: none"> <li>Proposed mix of housing across district do not reflect needs in some rural settlements</li> <li>Strengthening needed by providing requirements for different mix, when supported by evidence.</li> <li>Housing mix should include policies on older people and disabled accommodation</li> <li>Add section to say parishes may retain specific mix requirements in neighbourhood plan</li> <li>Older people's housing requirements to not only apply to larger developments</li> <li>Guidance should be adhered to on all developments</li> <li>Should be incorporated in every development</li> <li><i>Specialist housing</i> should be exempt from meeting requirements</li> <li>Incorporate co-living projects</li> <li>Detailed housing needs surveys are needed</li> <li>Not sufficient provision for smaller affordable homes</li> <li>Lack of low cost rest and small starter homes through the district</li> <li>Housing mix should reflect local needs at the time</li> <li>Should not be applied to dev under 10 units</li> <li>Include reference to the SHMA</li> </ul>	This policy is based on the evidence in the SHMA. The housing mix is accepted as a starting point in the policy. Other mixes may be justified in rural settlements, if supported by evidence as set out in the policy. Reference added to older persons' accommodation.

<b>DPH32: Affordable Housing</b>			
<b>Number of Comments Received</b>			
<b>Total: 27</b>	<b>Support: 2</b>	<b>Object: 22</b>	<b>Neutral: 3</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
None			
<b>MPs/ Local Authorities:</b>			
None			
<b>Town and Parish Councils:</b>			
<b>Balcombe</b>	<ul style="list-style-type: none"> <li>Concern re Affordable Housing policy – commuted sums are not acceptable in rural villages and ‘local connection’ should be enforced in policy</li> </ul>		As a result of comments received during the Regulation 18 consultation, this policy has been amended. Within AONB 30% on-site is required and financial contributions will only be agreed in exceptional circumstances.
<b>Horsted Keynes</b>	<ul style="list-style-type: none"> <li>Affordable Housing should be provided on-site rather than commuted sums in rural communities where housing is needed</li> </ul>		As a result of comments received during the Regulation 18 consultation, this policy has been amended. Within AONB 30% on-site is required and financial contributions will only be agreed in exceptional circumstances.

**Other consultee bodies:**

<p><b>CPRE Sussex</b></p>	<ul style="list-style-type: none"> <li>• Consider a higher target through viability tests –50%</li> <li>• 30% affordable housing for all sites of more than 6 units within the AONB – provision onsite</li> <li>• Amend wording suggested in reference to financial contributions and delivery of <i>affordable</i> housing.</li> </ul>	<p>A higher affordable housing target would reduce the funding available for infrastructure. Various policy amendments to provide clarity and additional flexibility to account for different circumstances. The policy recognises that financial contributions may be justified in lieu of onsite affordable housing on small sites.</p>
<p><b>Other</b></p>	<ul style="list-style-type: none"> <li>• Should be incorporated in every development</li> <li>• Amend the use of “a couple” for clarity</li> <li>• Policy does not provide circumstances where on-site provision is inappropriate i.e. less than 10 units</li> <li>• Need for 50% affordable housing within AONB</li> <li>• Provide exceptions for older care accommodation</li> <li>• Allow for flexibility in forms/models of delivery</li> <li>• Reduce requirements on brownfield sites</li> <li>• Include provision of shared ownership</li> <li>• Part iv is too vague – evidence-based specification required.</li> <li>• Financial contributions prior to commencement may not be possible, flexibility required.</li> </ul>	<p>The policy recognises that financial contributions may be justified in lieu of onsite affordable housing on small sites. Planning obligations can include trigger points for when financial contributions are due. Viability assessment for brownfield sites may justify a reduction in the affordable housing requirement, subject to compliance with Policy DPI8. A higher affordable housing target would reduce the funding available for infrastructure. Various policy amendments have been made to provide clarity and additional flexibility to account for different circumstances.</p>

DPH33: First Homes			
<b>Number of Comments Received</b>			
Total: 14	Support: 3	Object: 10	Neutral: 1
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
None			
<b>MPs/ Local Authorities:</b>			
None			
<b>Town and Parish Councils:</b>			
<b>East Grinstead Town Council</b>	<ul style="list-style-type: none"> <li>What criteria were used to establish £250,000 as the threshold. This is still unaffordable.</li> </ul>		<p>The definition of First Homes has been defined by Government in a Written Ministerial Statement and accompanying guidance at <a href="https://www.gov.uk/guidance/first-homes">https://www.gov.uk/guidance/first-homes</a></p>
<b>Other consultee bodies:</b>			
<b>Other</b>	<ul style="list-style-type: none"> <li>Should be incorporated in every development</li> <li>What criteria was used to establish £250,000 as a threshold – it is unaffordable</li> <li>Clarification needed as to why 3 and 4 beds are included</li> <li>Provide evidence to support the viability of this approach</li> <li>30% discount is still unaffordable for many – minimum should be 40-50%</li> <li>No demand for 1 bed first homes</li> <li>Contradictions within policy’s subtext</li> <li>Provide definition for “first home exception sites”</li> </ul>		<p>The policy requires that First Homes will be provided with most housing developments as part of their affordable housing requirement. The supporting text defines “first home exception sites”. The definition of First Homes has been defined by Government in a Written Ministerial Statement and accompanying guidance at <a href="https://www.gov.uk/guidance/first-homes">https://www.gov.uk/guidance/first-homes</a></p>

<b>DPH34: Rural Exception Sites</b>			
<b>Number of Comments Received</b>			
<b>Total: 8</b>	<b>Support: 2</b>	<b>Object: 4</b>	<b>Neutral: 2</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>None</b>			
<b>MPs/ Local Authorities:</b>			
<b>None</b>			
<b>Town and Parish Councils:</b>			
<b>Lindfield Rural Parish Council</b>	Unclear what role parish councils would play in the identification of people who might apply for the housing.		Clarification provided on the role of parish councils in identifying need and delivering rural exception sites.
<b>Balcombe Parish Council</b>	Welcome 20% market housing allowance.		Noted.
<b>East Grinstead Town Council</b>	Welcome inclusion of older people accommodation in the housing mix.		Noted.
<b>Other consultee bodies:</b>			
<b>CPRE Sussex</b>	<ul style="list-style-type: none"> <li>Should consider if policy is effective in delivering developments</li> </ul>		
<b>Other</b>	<ul style="list-style-type: none"> <li>Suggest a minimum threshold is applied for when mix is required.</li> <li>Policy should include allowance for updated evidence on needs and supply to be provided and considered.</li> <li>First Homes and homes for social rent needed</li> <li>More should be done to encourage small affordable sites (less than 10 affordable homes) - including within AONB</li> </ul>		Clarification provided on the role of parish councils in identifying need and delivering rural exception sites. Updated evidence will be accepted – housing need surveys should be



	<ul style="list-style-type: none"> <li>The role of Parish Councils in the identifying people entitled to apply for this housing is unclear</li> </ul>	less than 5 years old. The policy allows for social rent, and first homes are the subject of a separate policy.
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<b>DPH35: Dwelling Space Standards</b>			
<b>Number of Comments Received</b>			
<b>Total: 5</b>	<b>Support: 2</b>	<b>Object: 3</b>	<b>Neutral: 0</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>None</b>			
<b>MPs/ Local Authorities:</b>			
<b>None</b>			
<b>Town and Parish Councils:</b>			
<b>East Grinstead Town Council</b>	Welcome inclusion of older persons accommodation in the housing mix.		Noted.
<b>Other consultee bodies:</b>			
<b>Other</b>	<ul style="list-style-type: none"> <li>Governments' internal space standards are optional – evidence needed to justify inclusion of standards in policy</li> </ul>		Minimum space standards help to ensure that new housing in Mid Sussex is of an acceptable quality to meet the needs of residents.

DPH36: Accessibility			
Number of Comments Received			
Total: 9	Support: 1	Object: 8	Neutral: 0
Comments Received			Response to comments
Statutory Consultees:			
None			
MPs/ Local Authorities:			
None			
Town and Parish Councils:			
Balcombe Parish Council	The policy should be applied to developments of any size, otherwise small sites are disadvantaged.		This policy requirement has been considered in the plan's viability assessment.
East Grinstead Town Council	Welcome older peoples needs being met in these policies.		Noted.
Other consultee bodies:			
Other	<ul style="list-style-type: none"> <li>Adaptable houses do not provide on-site support, care and companionship offered by specialist developments.</li> <li>Delete: <i>The Requirement will also apply to private extra care, assisted living or other such schemes designed for frailer older people or others with disabilities and those in need of care or support services.</i></li> <li>Not enough evidence for new dwellings to comply with Building Regulations Part M4 (3). Requirement should only apply to 10 dwellings or more. Should make clear that it is subject to viability.</li> <li>Viability concerns in increasing M4(2) requirement from 20% to 100%.</li> <li>Repetition with DPH32: Affordable Housing – should be made more concise</li> <li>Housing mix should include policies on older people and disabled accommodation</li> </ul>		The SHMA evidence is considered to justify the requirement for 100% of new dwellings meeting Building Regulations Part M4, as set out in the supporting text for the policy. This policy requirement has been considered in the plan's viability assessment.

	<ul style="list-style-type: none"> <li>• Limitation of fewer than 10 dwellings disadvantages small villages; should be applied to all developments</li> <li>• Further evidence needed to justify that all new dwellings meet Part M4(2)</li> </ul>	
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<b>Sayers Common Village – General Comments</b>			
<b>Number of Comments Received</b>			
<b>Total: 101</b>	<b>Support: 0</b>	<b>Object: 99</b>	<b>Neutral: 2</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>None</b>			
<b>MPs/ Local Authorities:</b>			
<b>Andrew Griffith MP</b>	<ul style="list-style-type: none"> <li>• Overdevelopment</li> <li>• Long history of flooding due to inadequate sewage and waste systems.</li> <li>• Reliant on cars for retail.</li> <li>• Inadequate provision and access to public transport</li> <li>• Local schools at capacity</li> <li>• Rural lanes cannot support increased traffic</li> <li>• Already pressure on GPs. Policy requirement of ‘health provision’ unclear.</li> </ul>	<p>Site allocations in Sayers Common require onsite and offsite infrastructure provision including highway works, sewerage network upgrades, sustainable transport measures, and contributions towards education and health infrastructure. The IDP provides more detail.</p> <p>Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with</p>	

		<p>National Highways will also continue during this period. Policies require a coordinated approach with other site allocations and adherence to the principles of a 20-minute neighbourhood to deliver high-quality placemaking and public transport services. Policies have been amended to incorporate EA suggested wording on flood risk. Other policies in the plan set out the environmental criteria against which development proposals will be assessed.</p>
<b>Horsham District Council</b>	<ul style="list-style-type: none"> <li>Impacts from development on infrastructure across the border should be considered</li> </ul>	<p>Policies ensure that development provides onsite and offsite infrastructure, sufficient to meet its needs. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.</p>
<b>Town and Parish Councils:</b>		
<b>See site allocation policies.</b>		
<b>Other consultee bodies:</b>		

<p><b>Sussex Ornithological Society</b></p>	<ul style="list-style-type: none"> <li>• Area west of Sayers Common has an ecological importance due to the presence of Nightingales, Turtle Doves and Barn Owls</li> <li>• Huge expansion of village; urban sprawl.</li> </ul>	<p>The HRA has been updated for the submission draft District Plan (Regulation 19) and ecological information has now been provided for a number of sites in Sayers Common. Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications. The site selection process and sustainability appraisal identified Sayers Common as one of the more sustainable locations for growth.</p>
<p><b>Sussex Wildlife Trust</b></p>	<ul style="list-style-type: none"> <li>• No ecological surveys undertaken for allocations</li> <li>• How are allocations taking account of other Local Plans and strategic documents i.e. Southern Water's Draft Water Resources Management Plan and potential new reservoir</li> </ul>	<p>The HRA has been updated for the submission draft District Plan (Regulation 19) and ecological information has now been provided for a number of sites in Sayers Common. Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with</p>

		<p>these policies when submitting planning applications. Water companies have been consulted and their comments have resulted in amendments to the plan.</p>
<b>Other</b>	<p><b>Landscape</b></p> <ul style="list-style-type: none"> <li>• Overdevelopment of Sayers Village</li> <li>• Coalescence of Sayers Common, Albourne and Hurstpierpoint</li> <li>• Detrimental effect on views from Devils Dyke and SDNP</li> <li>• Light pollution</li> </ul>	<p>The site selection process and sustainability appraisal identified Sayers Common as one of the more sustainable locations for growth. The site allocations are not considered to cause coalescence between settlements, and an up-to-date Local Plan will help to prevent speculative developments in less preferable locations. Other policies in the plan set out requirements for development affecting the countryside and protected landscapes.</p>
	<p><b>Flood Risk</b></p> <ul style="list-style-type: none"> <li>• High Flood Risk on the area (specially Reeds Lane and London Road)</li> <li>• Maintenance of streams/ponds/drainage channels – danger of flooding</li> <li>• Historic groundwater flooding</li> </ul>	<p>The Environment Agency has been consulted and a number of amendments made to the plan, to avoid developing areas of existing and future flood risk, and to require sustainable drainage. Utilities companies have been consulted regarding wastewater infrastructure.</p>
	<p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>• Impact on wildlife</li> <li>• Loss of Countryside</li> </ul>	<p>The HRA has been updated for the submission draft District Plan (Regulation 19) and ecological information has now been</p>

	<ul style="list-style-type: none"> <li>Consider the advice of RSPB, SWT, CPRE and SOS to preserve the countryside</li> </ul>	<p>provided for a number of sites in Sayers Common. Other policies in the plan set out requirements for biodiversity net gain, nature recovery, and protection of habitats. Developers/site promoters must submit ecological surveys to demonstrate compliance with these policies when submitting planning applications. Several policies in the plan have been amended to take account of comments regarding nature recovery, biodiversity, and protection of the countryside.</p>
	<p><b>Accessibility</b></p> <ul style="list-style-type: none"> <li>Traffic along B2118 and A23 – accident prone</li> <li>Roads are too narrow to support further traffic</li> <li>Need for a comprehensive traffic study</li> </ul>	<p>Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period. Site allocation policies require highways works and financial contributions to sustainable transport.</p>
	<p><b>Developability</b></p> <ul style="list-style-type: none"> <li>No mention of development in brownfield sites</li> <li>There already are a number of unsold dwellings on new housing developments</li> <li>Local need for more affordable housing</li> <li>Proposals segregated from community services and infrastructure</li> </ul>	<p>Brownfield sites have been included in the plan where they are available, deliverable, and suitable. Policies have been amended to require a coordinated approach with other housing allocations in Sayers</p>

	<ul style="list-style-type: none"> <li>• Category 3 – not suitable for large developments.</li> </ul>	<p>Common. The plan’s affordable housing target has been informed by evidence, including viability assessment that also considers the ability of development to fund necessary infrastructure. All sites have been through an objective site selection process that considers accessibility to services and facilities, discounting sites that fail to meet the criteria.</p>
	<p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Lack of Infrastructure and public transport</li> <li>• Developments in Sayers Common need to provide additional infrastructure i.e medical centres and commercial facilities</li> <li>• Wastewater and Sewage system issues - inadequate</li> <li>• Schools are full</li> <li>• Need for a bus route to Burgess Hill station</li> </ul>	<p>Site allocations in Sayers Common require onsite and offsite infrastructure provision including highway works, sewerage network upgrades, sustainable transport measures, and contributions towards education and health infrastructure. The IDP provides more detail.</p> <p>Policies have been amended to incorporate water company suggestions regarding sewerage and wastewater infrastructure requirements.</p>
	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Sale of arable land should not be encouraged</li> <li>• Housing targets are now advisory</li> <li>• Village status needs to be preserved</li> <li>• Albourne Neighbourhood Plan has been ignored in particular policies ALC2 and ALC3</li> </ul>	<p>Policies have been amended to require a coordinated approach with other housing allocations in Sayers Common. All sites have been through an objective site selection process that considers</p>



	<ul style="list-style-type: none"> <li>• Unbalanced growth, mainly concentrated in Hurstpierpoint and Sayers common</li> <li>• Premature review process, wait for stability in planning processes and demographics</li> <li>• Developments in Sayers Common are not consistent with National Policy</li> <li>• Massive negative impact on character of village and rural lifestyle; will be turned into a town.</li> <li>• Disproportionate growth</li> <li>• Contrary to neighbourhood plans. Loss of local democracy.</li> <li>• Requires more infrastructure and affects more rural nature than other two significant sites.</li> <li>• No more capacity on rural roads through village. Development would increase congestion at High Street / B2117 junction.</li> <li>• Houses may not be needed following Government's propose policy changes</li> <li>• Areas regularly floods due to clay and insufficient drainage systems</li> <li>• Negative impacts on biodiversity. Fragmentation of natural environment due to development. No meaningful options to realise BNG due to proximity to other settlements and neighbouring authority.</li> <li>• No assurance on required and timely delivery of infrastructure needed.</li> <li>• Will worsen air quality at Stonepound Crossroads with people accessing Hassocks train station.</li> <li>• Need to add childcare to list of infrastructure required from new builds</li> <li>• Is the 20 minute neighbourhood concept achievable or fundable in this area?</li> <li>• Detrimental to the setting of the South Downs National Park</li> <li>• Boundary of DPSC2: Land to the south of Reeds Lane need checking, includes private gardens.</li> </ul>	<p>accessibility to services and facilities, discounting sites that fail to meet the criteria.</p> <p>Site allocations in Sayers Common require onsite and offsite infrastructure provision including highway works, sewerage network upgrades, sustainable transport measures, and contributions towards education and health infrastructure. The IDP provides more detail.</p> <p>Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.</p> <p>Policies have been amended to incorporate advice from EA and water companies. Other policies in the plan set out the environmental criteria against which development proposals will be assessed.</p>
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**Burgess Hill – General Comments**

Number of Comments Received			
Total: 16	Support: 0	Object: 15	Neutral: 1
Comments Received			Response to comments
Statutory Consultees:			
None			
MPs/ Local Authorities:			
None			
Town and Parish Councils:			
See site allocation policies.			
Other consultee bodies:			
Other	<b>Landscape:</b> <ul style="list-style-type: none"> <li>• Detrimental to the landscape and rural character of the area</li> <li>• Coalescence of Burgess Hill with surrounding villages and towns</li> <li>• The proposals will reduce green spaces within and around burgess hill</li> </ul>	The site allocations are not considered to cause coalescence between settlements, and an up-to-date Local Plan will help to prevent speculative developments in less preferable locations. Other policies in the plan set out requirements for development affecting the countryside and protected landscapes.	
	<b>Biodiversity</b> <ul style="list-style-type: none"> <li>• Wildlife habitats must be protected</li> </ul>	Development of sites in Burgess Hill will be assessed against all relevant policies in the plan, including policies on green infrastructure, natural recovery and biodiversity net gain.	
	<b>Developability</b> <ul style="list-style-type: none"> <li>• Disproportionate housing allocated to Burgess Hill</li> </ul>	The site selection process and sustainability appraisal identified	

	<ul style="list-style-type: none"> <li>• Prioritise brownfield sites within Burgess Hill</li> <li>• Revitalise the town centre with 4-5 storey housing/apartments</li> </ul>	<p>Burgess Hill as one of the more sustainable locations for growth. Brownfield and town centre sites have been included in the plan where they are available, deliverable, and suitable.</p>
	<p><b>Accessibility</b></p> <ul style="list-style-type: none"> <li>• Need for a plan to improve movement around Burgess Hill</li> <li>• Severe traffic congestion and roadworks</li> </ul>	<p>The site allocation policies require sustainable transport measures and highway works, where appropriate. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period.</p>
	<p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Sewage treatment facility does not have capacity for new developments</li> <li>• Inadequate public transport</li> <li>• Lack of infrastructure (shops, medical centres and facilities)</li> <li>• One new school is not enough</li> <li>• Severe pressure on fresh water supply during summer</li> <li>• Insufficient parking for local residents</li> </ul>	<p>Site allocations in Burgess Hill require onsite and offsite infrastructure provision including highway works, sewerage network upgrades, sustainable transport measures, and contributions towards education and health infrastructure. The IDP provides more detail. Policies have been amended to incorporate water company suggestions regarding sewerage and wastewater infrastructure requirements. Other policies in the plan ensure efficient use of water and sustainable drainage.</p>

	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Long waiting lists for allotments in the area (240), disbelief than an alternative allotment will be provided</li> <li>• Need for redevelopment of the town centre of Burgess Hill (unused retail buildings and demolition sites)</li> <li>• Advisory housing targets – Levelling up and regeneration bill</li> <li>• Air pollution caused by traffic congestions</li> </ul>	<p>The replacement allotment site is in MSDC ownership and will be made available in perpetuity, which is an improvement on the current allotment terms.</p> <p>Town centre sites are assessed when they come forward for consideration during plan preparation. The plan only includes sites that are available and deliverable.</p> <p>The objectively assessed housing need for Mid Sussex is unlikely to change significantly in the medium term.</p> <p>Other policies in the plan set out requirements regarding air quality and pollution.</p>
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<b>Hurstpierpoint – General Comments</b>			
<b>Number of Comments Received</b>			
<b>Total: 48</b>	<b>Support: 0</b>	<b>Object: 45</b>	<b>Neutral: 3</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>None</b>			
<b>MPs/ Local Authorities:</b>			

None		
<b>Town and Parish Councils:</b>		
See site allocation policies.		
<b>Other consultee bodies:</b>		
Other	<b>Landscape</b> <ul style="list-style-type: none"> <li>• Detrimental impact on views from the countryside and SDNP</li> <li>• Overdevelopment of Hurstpierpoint with 633 further homes</li> <li>• Coalescence with Burgess Hill and Hassocks</li> </ul>	The site allocations are not considered to cause coalescence between settlements, and an up-to-date Local Plan will help to prevent speculative developments in less preferable locations. Other policies in the plan set out requirements for development affecting the countryside and protected landscapes.
	<b>Flood Risk</b> <ul style="list-style-type: none"> <li>• Surface water flooding</li> <li>• College Lane, Malthouse Lane and Danworth Lane flood regularly</li> </ul>	Policies have been amended to incorporate advice from the Environment Agency and water companies. Other policies in the plan set out the environmental criteria against which development proposals will be assessed.
	<b>Biodiversity</b> <ul style="list-style-type: none"> <li>• Destruction of wildlife habitats</li> <li>• Current developments proposals will destroy efforts of The Woodland, Flora and Fauna Group to preserve the biodiversity of the countryside</li> </ul>	Development of sites will be assessed against all relevant policies in the plan, including policies on green infrastructure, natural recovery and biodiversity net gain.

	<p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>• Area of historical and archaeological importance</li> <li>• Character of the village will be lost</li> <li>• Traffic congestions along Conservation Area</li> <li>• Need to preserve the village status</li> </ul>	<p>Where development would have site-specific impact on heritage assets, including sites of archaeological importance, appropriate policy requirements have been included. Other policies in the plan set out general requirements regarding character and design, heritage assets, and conservation areas. Amendments have been made following Historic England comments.</p>
	<p><b>Accessibility</b></p> <ul style="list-style-type: none"> <li>• Traffic congestions at High Street</li> <li>• Increase in car travel as most of the allocated sites are in areas with lack of public transport</li> <li>• Lack of public footpaths and cycle routes for children travelling to school</li> <li>• B2116 is a dangerous road for pedestrians and cyclists</li> </ul>	<p>The site allocation policies require sustainable transport measures and highway works, where appropriate. Additional transport modelling has been carried out alongside ongoing discussion with WSCC and will continue in the lead up to submission – liaison with National Highways will also continue during this period. The site selection process considered the proximity of sites to services and facilities, and policies include requirements for financial contributions towards offsite infrastructure including sustainable transport.</p>
	<p><b>Developability</b></p> <ul style="list-style-type: none"> <li>• Hurstpierpoint borders the SDNP – leaving a small area which cannot take any further development</li> </ul>	<p>Site allocations are not proposed on the side of Hustpierpoint that borders SDNP. Standard</p>

	<ul style="list-style-type: none"> <li>• Lack of affordable housing in the area</li> <li>• Disproportional allocation for growth – half concentrated around Hurstpierpoint</li> </ul>	<p>affordable housing policies apply, based on evidence of need and viability.</p>
	<p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Lack of healthcare services</li> <li>• Inadequate infrastructure to facilitate the developments</li> <li>• Sewage back up during heavy rain – drainage issues</li> <li>• Insufficient parking around high street</li> <li>• Lack of sixth form education</li> <li>• No planned cycle routes</li> <li>• No post office or appropriate retail</li> <li>• Inappropriate timing of provisions of new schools and healthcare facilities – these need to be provided before housing completions</li> <li>• Inadequate transport links</li> </ul>	<p>Site allocations require onsite and offsite infrastructure provision including highway works, sewerage network upgrades, sustainable transport measures, and contributions towards education and health infrastructure. The IDP provides more detail.</p> <p>Policies have been amended to incorporate water company suggestions regarding sewerage and wastewater infrastructure requirements. Other policies in the plan ensure efficient use of water and sustainable drainage. The site selection process considered the proximity of sites to services and facilities, and this location for development was also subject to sustainability appraisal.</p>
	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Housing targets will no longer be mandatory</li> <li>• District Plan seems to be led by demands of developers whose motivation is profit</li> <li>• Overestimation of housing figures</li> <li>• Local air pollution will be exacerbated</li> </ul>	<p>The objectively assessed housing need for Mid Sussex is unlikely to change significantly in the short to medium term. Other policies in the plan set out requirements regarding air quality and pollution.</p>

	<ul style="list-style-type: none"> <li>Request for a Q&amp;A meeting at Hurstpierpoint Village Hall</li> <li>Negative impact on High Street with further congestions</li> </ul>	
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<b>Crawley Down – General Comments</b>			
<b>Number of Comments Received</b>			
<b>Total: 4</b>	<b>Support: 0</b>	<b>Object: 4</b>	<b>Neutral: 0</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>None</b>			
<b>MPs/ Local Authorities:</b>			
<b>None</b>			
<b>Town and Parish Councils:</b>			
<b>See site allocation policies</b>			
<b>Other consultee bodies:</b>			
<b>Other</b>	<b>Landscape</b> <ul style="list-style-type: none"> <li>Developments in the area creating coalescence with Copthorne</li> </ul>		The site allocations at Crawley Down are not considered to cause coalition with Copthorne.
	<b>Biodiversity</b> <ul style="list-style-type: none"> <li>Importance of maintaining open spaces and protecting the countryside due to a range of natural species that inhabit these spaces (i.e. deer and bees)</li> </ul>		Further ecological information has now been provided. Site allocations and other policies in the plan set out requirements to ensure the countryside is protected and biodiversity enhanced.



	<p><b>Flood Risk</b></p> <ul style="list-style-type: none"> <li>• Surface water flooding issues - low permeability of clay soil</li> </ul>	<p>Advice from the Environment Agency and water companies on flood risk, drainage and the sewerage/wastewater network has resulted in several amendments to the plan.</p>
	<p><b>Developability</b></p> <ul style="list-style-type: none"> <li>• Need for different types of accommodation, according to local demand</li> <li>• Brownfield sites should be allocated before greenfield sites</li> </ul>	<p>Brownfield sites have been included in the plan where they are available, deliverable, and suitable. Other policies in the plan set out the housing mix for market and affordable housing, based on evidence of need, and some allocations include a requirement for extra care housing.</p>
	<p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>• New houses are being designed with disregard for the local character</li> </ul>	<p>The plan requires development proposals to have regard to the Mid Sussex Design Guide SPD and they will also be expected to comply with policies character and design, heritage assets, and conservation areas.</p>
	<p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Housing allocations of the last 13 years do not coincide with infrastructure provision</li> <li>• Need for more GPs, schools and public transport – services overcrowded</li> <li>• Local roads are in poor condition</li> <li>• Restricted access to water provided by South East Water</li> <li>• Recurrent power cuts</li> <li>• Lack of local shops</li> <li>• Sewage system needs to be improved</li> </ul>	<p>Site allocations require onsite and offsite infrastructure provision including highway works, sewerage network upgrades, sustainable transport measures, and contributions towards education and health infrastructure. The IDP provides more detail. Policies have been amended to incorporate water company</p>

		<p>suggestions regarding sewerage and wastewater infrastructure requirements. Other policies in the plan ensure efficient use of water and sustainable drainage. The site selection process considered the proximity of sites to services and facilities, and this location for development was also subject to sustainability appraisal.</p>
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Chapter 16. Infrastructure			
Number of Comments Received			
Total: 61	Support: 11	Object: 35	Neutral: 15
Comments Received			Response to comments
Statutory Consultees:			
<b>Southern Water</b>	<ul style="list-style-type: none"> <li><u>DPI1 Securing Infrastructure</u>: Support early engagement to help with timely delivery</li> </ul>		No change required.
<b>Sport England</b>	<ul style="list-style-type: none"> <li><u>DPI5 Open Space, Sport and Recreational Facilities</u>: Support.</li> <li><u>DPI1 Securing Infrastructure</u>: No reference given to natural environment</li> </ul>		New supporting text has been added for Policy DPI1 to define infrastructure, including GI.
<b>West Sussex County Council</b>	<ul style="list-style-type: none"> <li><u>DPI1 Securing Infrastructure</u>: Support. Cross reference to site allocations could be made</li> </ul>		Reference to compliance with other policies in the plan are included in site allocation policies.

<b>MPs/ Local Authorities:</b>		
<b>Horsham District Council</b>	<ul style="list-style-type: none"> <li>Impacts from development on infrastructure across the border should be considered</li> </ul>	Policy DPI1 requires that development will provide infrastructure and mitigation measures beyond the district boundary when necessary.
<b>Town and Parish Councils:</b>		
<b>East Grinstead Town Council</b>	<ul style="list-style-type: none"> <li>Would welcome a commitment (DPS5) for the district to work with SE Water and Southern Water re upgrading infrastructure</li> </ul>	South-East Water and Southern Water are both statutory consultees to the plan-making and planning application processes. They prepare Water Resource and Wastewater management plans (in a similar fashion to District Plans) to plan for increasing demand and their plans to address that.
<b>Twineham Parish Council</b>	<ul style="list-style-type: none"> <li>Concerned about the lack of a policy covering electric infrastructure.</li> </ul>	This has been addressed in the plan.
<b>Other consultee bodies:</b>		
<b>Sussex Wildlife Trust</b>	<ul style="list-style-type: none"> <li><u>DPI1 Securing Infrastructure</u>: No reference given to natural environment</li> <li>How are allocations taking account of other Local Plans and strategic documents i.e. Southern Water's Draft Water Resources Management Plan and potential new reservoir</li> </ul>	New supporting text has been added for Policy DPI1 to define infrastructure, including GI. Site allocation policies refer to other plans and strategies, where relevant.
<b>Other</b>	<p>General</p> <ul style="list-style-type: none"> <li>Planned infrastructure provision is inadequate for additional growth</li> <li>Infrastructure should precede housing developments</li> <li>No more houses in river catchment areas until water companies resolve and repair damage</li> </ul>	Infrastructure requirements in the plan have been informed by engagement with infrastructure providers.

	<ul style="list-style-type: none"> <li>• Transport system is not integrated and public transport is generally poor. Railway network constrained by Balcombe tunnel, Viaduct and platform lengths</li> <li>• Insufficient fresh water, water storage and water treatment to sustain new homes</li> <li>• More allotments needed as new houses have small gardens</li> <li>• Further details on “Financial contributions” against site allocations would be welcomed</li> </ul>	<p>Site allocation policies set out specific requirements for onsite and offsite infrastructure.</p> <p>Policy DPI7 sets out requirements for water and wastewater infrastructure, to ensure sufficient capacity for development.</p> <p>An appendix with the plan will set out the planning obligations requirements for new development in the district.</p>
	<p><u>DPI1: Securing Infrastructure</u></p> <ul style="list-style-type: none"> <li>• Concerns over publishing viability appraisals; could prejudice more complex sites coming forward. Council should review position.</li> <li>• Clarity sought on “timing of improvements”.</li> <li>• Should be made clear what infrastructure developers are expected to contribute towards. Mechanism for apportioning costs, such as CIL Regulation 122, could be used.</li> <li>• Wording amendment: standard of replacement facilities include; same floorspace, volume, functionality and purpose.</li> <li>• Wording regarding early engagement should be strengthened</li> </ul>	<p>Open book viability assessment is a common local plan requirement to ensure transparency, and complex development proposals have still come forward.</p> <p>Supporting text added which clarifies details including timing of infrastructure provision set out in Infrastructure Delivery Plan.</p>
	<p><u>DPI2: Planning Obligations</u></p> <ul style="list-style-type: none"> <li>• Should only include “reasonable” costs and these should be agreed prior to Agreement</li> <li>• Appendix 3 does not set out infrastructure quantity and accessibility standards as policy states.</li> <li>• Should be increased annually according to inflation rate on a fixed day of the year</li> </ul>	<p>Supporting text makes it clear that planning obligations must meet legal tests so they cannot be unreasonable. S106 contributions are negotiated case by case.</p> <p>Supporting text amended to refer to inflation reviews and clarify what is included in Appendix 3.</p>

	<p><u>DPI3: Major Infrastructure Projects</u></p> <ul style="list-style-type: none"> <li>• Policy should be split in 2 to reflect MSDC’s role as decision maker and statutory consultee.</li> <li>• Clarity needed for terms: “reasonably foreseeable future”. “Delivery Plans” should be removed as not statutory</li> <li>• Needs to take account the Gatwick Airport DCO and impacts in north of district.</li> </ul>	<p>Policy amended to separate NSIPs from other MIPs. The policy sets the framework for MSDC’s role in the Gatwick Airport DCO and does not need to specify individual DCOs.</p>
	<p><u>DPI5: Open Space, Sport and Recreational Facilities</u></p> <ul style="list-style-type: none"> <li>• Include flexibility for dual use of open space, sport and recreation facilities between schools and public.</li> <li>• Support principle; Wakehurst as a major centre for science education/research also appropriate exception.</li> <li>• Play studies cited in policy not found in evidence base. Policy wording should be amended to reflect that studies don’t cover all types of sport (climbing).</li> <li>• Countryside has its own recreational value; should be balanced when considered for new facilities.</li> <li>• Should include engagement with Town/ Parish Councils (same with DPI6: Community and Cultural Facilities and Local Services)</li> </ul>	<p>‘Climbing’ added to supporting text in list of facilities. Policy amendments include cross-reference to the MDSC Design Guide SPD, a requirement for meeting the strategic aims of relevant open space and playing pitch evidence, and clarifications to the approach taken to the loss of existing provision. The evidence base has been updated.</p>
	<p><u>DPI6: Community and Cultural Facilities and Local Services</u></p> <ul style="list-style-type: none"> <li>• Community centres must be provided with larger areas of housing to avoid cultural deserts</li> </ul>	<p>Policies DPI1 and DPI2 ensure that housing developments provide community infrastructure where appropriate.</p>
	<p><u>DPI8: Viability</u></p> <ul style="list-style-type: none"> <li>• Support open book viability assessment</li> <li>• Concern over second viability review; could hinder delivery</li> </ul>	<p>Minor delays due to advanced stage viability review are justified as they enable developments to become more or fully policy compliant in their delivery of affordable housing and infrastructure.</p>

<b>Chapter 17: Implementation and Monitoring</b>			
<b>Number of Comments Received</b>			
<b>Total: 11</b>	<b>Support: 0</b>	<b>Object: 9</b>	<b>Neutral: 2</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Statutory Consultees:</b>			
<b>Southeast Water</b>	<ul style="list-style-type: none"> <li>How will water efficiency be policed / monitored / measured?</li> </ul>		Policy DPS3 sets out requirements for sustainable design and construction, including post-occupancy evaluation and measures to increase water efficiency, such as water efficient appliances and greywater recycling. Beyond these measures that can be incorporated into housing design, it is not the role of the planning system to police people's water consumption.
<b>MPs/ Local Authorities:</b>			
<b>None</b>			
<b>Town and Parish Councils:</b>			
<b>Lindfield Rural Parish Council</b>	<ul style="list-style-type: none"> <li>Parish council can support with monitoring.</li> </ul>		Noted.
<b>Burgess Hill Town Council</b>	<ul style="list-style-type: none"> <li>Words like 'minimise' or 'increase' are too vague.</li> </ul>		Noted.
<b>Other consultee bodies:</b>			

<p><b>Sussex Wildlife Trust</b></p>	<ul style="list-style-type: none"> <li>• Would benefit from including an additional column to the table, which indicates management actions that would be taken if the target for the monitoring were not being met.</li> <li>• Saved policies not marked on the interactive policies map.</li> </ul>	<p>MSDC produces an authority monitoring report, which will report against each of these monitoring indicators and will be subject to scrutiny. If policies are proving ineffective or are no longer appropriate, they will be reviewed. Enforcement action can be taken on individual developments that have not met their obligations. The Policies Map will be updated.</p>
<p><b>Other</b></p>	<ul style="list-style-type: none"> <li>• It is essential that the Council has a robust delivery plan for properly allocating the Section 106 contributions from developers.</li> <li>• Saved policies in the Neighbourhood Plans could be mentioned here by a simple line to say; 'All allocations set out in the districts Neighbourhood Plans' are saved.</li> <li>• Targets needs numerals defined. Don't just say 'increase'.</li> <li>• A robust delivery plan needs to be included.</li> <li>• 'Management actions' should be added as a table column.</li> </ul>	<p>Section 106 contributions must be spent as specified in the agreement and usually within an agreed period. Neighbourhood plans remain part of the development plan but do not require a reference in the district plan's monitoring and implementation section. MSDC produces an authority monitoring report, which will report against each of these monitoring indicators and will be subject to scrutiny. If policies are proving ineffective or are no longer appropriate, they will be reviewed.</p>

Chapter 18: Saved Policies			
Number of Comments Received			
Total: 2	Support: 0	Object: 2	Neutral: 0
Comments Received			Response to comments
<b>Other</b>	<ul style="list-style-type: none"> <li>• Saved policies in the Neighbourhood Plans should be mentioned by adding a sentence.</li> <li>• The saved allocations need to be mentioned in the plan and added to interactive map.</li> </ul>		Neighbourhood plans remain part of the development plan but have not been referenced among the saved policies at district level. Saved allocations will be included in the Policies Map.

Chapter 19: Glossary	
Comments Received – None	Response to comments

Appendix 1: District Plan Policies – Review Status	
Comments Received – None	Response to comments

Appendix 2: Town Centres and Primary Shopping Area Boundaries			
Number of Comments Received			
Total: 2	Support: 0	Object: 2	Neutral: 0
Comments Received			Response to comments
<b>Other</b>	<ul style="list-style-type: none"> <li>• The Haywards Heath Town Centre boundary excludes estate agents and 2 car parks. Why is this?</li> <li>• Why has the town centre boundary changed?</li> </ul>		Amendments to Town Centre boundaries were informed by the Mid Sussex Retail Study March 2022



<b>Appendix 3: Policy DPI7: Viability supporting tables</b>			
<b>Number of Comments Received</b>			
<b>Total: 2</b>	<b>Support: 0</b>	<b>Object: 2</b>	<b>Neutral: 0</b>
<b>Comments Received</b>			<b>Response to comments</b>
<b>Other</b>	Appendix 3 does not set out infrastructure quantity and accessibility standards as policy DPI2: Planning Obligations states.		The appendices have been revised.

<b>Annex 1: Overview of Policy Requirements for Housing Allocations</b>	
<b>Comments Received - None</b>	<b>Response to comments</b>

<b>District Plan – Other</b>	
<b>Comments Received</b>	<b>Response to comments</b>
<b>Other</b>	<ul style="list-style-type: none"> <li>• Support all comments made by Twineham Parish Council.</li> <li>• The plan is too non-specific.</li> <li>• MSDC isn't leading on many aspects; consequently, developers are not building houses suitable for future needs.</li> <li>• Fully support CPRE's response.</li> <li>• This is in general, a well researched and presented, carefully compiled document, which seeks to address the many conflicting demands and issues facing Mid Sussex.</li> <li>• Stand-alone policies are not sufficient; there are areas of omission, including heritage at risk.</li> <li>• The draft Local Plan is unsound.</li> <li>• The Plan is not deliverable over the plan period because there is no evidence to demonstrate how the strategic allocations will be achieved.</li> </ul>
	Noted. Many of these comments have been addressed elsewhere against specific policies.

