

# Mid Sussex District Plan 2021 - 2039

## Consultation Draft (Regulation 18)



November 2022

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# Chapter 1

District Plan - Introduction

## Mid Sussex District Plan - Overview

Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 in March 2018. The adopted District Plan set the vision and strategy, with accompanying site allocations and policies to achieve the vision and strategy.

District Plan policy DP4: Housing committed the Council to reviewing the plan, starting in 2021, with submission to the Secretary of State in 2023. This accords with the 5-year review requirement set out in national policy.

This is the consultation draft (Regulation 18) Mid Sussex District Plan 2021 – 2039. It reflects the outcome of the review process described below. It contains an updated vision, strategy, site allocations and policies and will supersede the adopted District Plan upon its adoption which is anticipated in 2024.

## District Plan Review and Update – Process

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires local planning authorities to review local plans at least once every 5 years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community.

The National Planning Policy Framework (NPPF, July 2021) mirrors the legislation by requiring Local Planning Authorities to review Local Plans at least once every five years and update them as necessary (paragraph 33).

Upon the 5th anniversary of adoption (2023), the District Plan will not be out-of-date automatically, as policies age at different rates. The view process is a method to ensure that a plan and the policies within it remain effective. It is important to note that, whilst this District Plan contains updated policies – no decision has been made as to whether any policy is currently considered “out-of-date”.

In reviewing plans, the NPPF states that the following needs to be

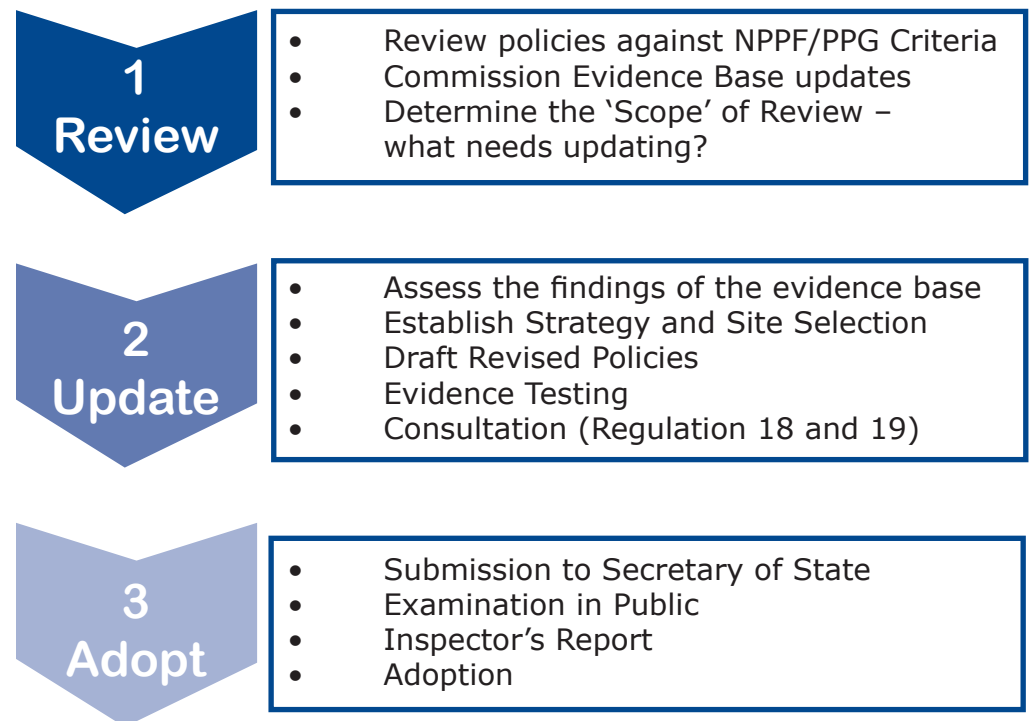
considered:

- Any changing circumstances affecting the area
- Any relevant changes in national policy

It is a requirement to monitor the impact of policies to measure progress against need-based requirements and to assess the effectiveness of adopted policies. The review process also provides an opportunity to make amendments to policies as a result of this monitoring information.

It is also an opportunity to address other matters, such as issues that have arisen during the current plan period, the impact of other plans (such as within neighbouring authorities or regionally) and significant economic changes (such as impacts of Brexit and the Covid-19 pandemic).

There are three distinct phases in the preparation of this District Plan:



# 1. Review the existing District Plan

All current District Plan 2014-2031 policies have been reviewed for their conformity with the NPPF, changing local circumstances and other factors.

The process identifies that current policies fall within three categories, with conclusions subject to the findings of Regulation 18 consultation:

- **No Update Required:** Policy as written in the District Plan does not require any amendment
- **Minor Factual/Clarity:** Policy as written in the District Plan is still in date however factual corrections, updates (e.g., cross-references or references to changes in updated policy/SPDs/guidance) or points of clarification are required. Does not change the overall meaning or requirements of the existing policy.
- **Full Update:** Existing policy requires an update as a result of changing targets, strategy, updated evidence base, local circumstances or national policy.

In order to support this work, the District Plan evidence base was updated. This included commissioning of specialist studies to assess whether an update was required, and if so, to establish new requirements, described in Section 4.

# 2. Update – a new District Plan

This document reflects the outcome of the review process. It includes draft policies that, upon adoption, will supersede the existing adopted strategy and policies – thus updating them to ensure they continue to remain effective.

National Planning Policy requires plans to look ahead for a minimum of 15 years from adoption (anticipated 2024). The plan period therefore extends to 2039, 8 years beyond the existing District Plan.

For completeness, this District Plan also contains policies that were reviewed and found to be in-date (i.e. no updates, or only minor amendments were required) so that upon adoption the Council's Strategic policies can be read as a whole.

This document is the Consultation Draft (Regulation 18) District Plan and will be subject to stakeholder consultation in accordance with the regulations and the Council's adopted Statement of Community Involvement. This process will enable communities, statutory bodies, those working in the area and those with land interests to comment and inform the next version of the plan.

# 3. Adoption

Following the statutory consultation periods the District Plan will be submitted to the Secretary of State. An independent Planning Inspector will be appointed to examine the plan to ensure it meets all legal and soundness requirements (in accordance with national policy). Upon receipt of an Inspector's Report concluding the plan is sound, the Council can adopt the plan. Once adopted it will be part of the Council's Development Plan and will carry full weight when determining planning applications.

## Mid Sussex Development Plan

Upon adoption of the District Plan 2021 – 2039, the Development Plan for Mid Sussex will contain the following:

- Mid Sussex District Plan 2021 – 2039
- Site Allocations Development Plan Document (2022) (note that three policies are replaced by policies in this plan)
- Saved policies in the Small Scale Site Allocations Development Plan Document (2008)
- Saved policies in the Mid Sussex District Plan 2014 – 2031 and Local Plan 2004<sup>1</sup>
- Supplementary Planning Documents – full list available at [www.midsussex.gov.uk/SPDS](http://www.midsussex.gov.uk/SPDS)
- Made Neighbourhood Plans – full list available at [www.midsussex.gov.uk/NeighbourhoodPlans](http://www.midsussex.gov.uk/NeighbourhoodPlans)

<sup>1</sup> Saved policies are listed in Chapter 18

# Chapter 2

Background

## Mid Sussex Context

Mid Sussex is a rural district in the south east of England, situated within the county of West Sussex.

The district contains three towns – Burgess Hill, East Grinstead and Haywards Heath which accounts for around two thirds of the population. It also contains a number of large villages, small villages and hamlets each with their own heritage, characteristics and aspirations for the future.

Mid Sussex is characterised by beautiful countryside. Nearly 50% of the district is within the High Weald Area of Outstanding Natural Beauty, and over 10% is within the South Downs National Park. The Mid Sussex District Plan covers the area outside the National Park; the South Downs National Park Authority are the local planning authority for that area and have adopted their own Local Plan (2019).

The Census 2021 estimated a population of around 152,000 people, 60% of which are aged 16-64. Following current demographic trends, this is projected to increase by over 7% by the end of the plan period. Mid Sussex has an ageing population, with numbers of those aged 65+ predicted to increase by 34% over the plan period. These reflect County-wide and regional trends.

Mid Sussex accommodates just over 68,000 workforce jobs, with 79% of 16 to 64 year olds economically active and low levels of unemployment (3% compared to 5% national).

## Wider Context

Mid Sussex is bordered by the following authority areas:

- Crawley Borough
- Horsham District
- Adur District
- Brighton and Hove
- Lewes District
- Wealden District
- Tandridge District
- South Downs National Park

Mid Sussex is situated primarily within the Northern West Sussex Housing Market Area and Functional Economic Market Area. This is a long-established position which was tested at each of the authorities respective Local Plan examinations, supported by evidence. There are also overlaps with a secondary Housing Market Area (Coastal West Sussex) in the southern part of the district.





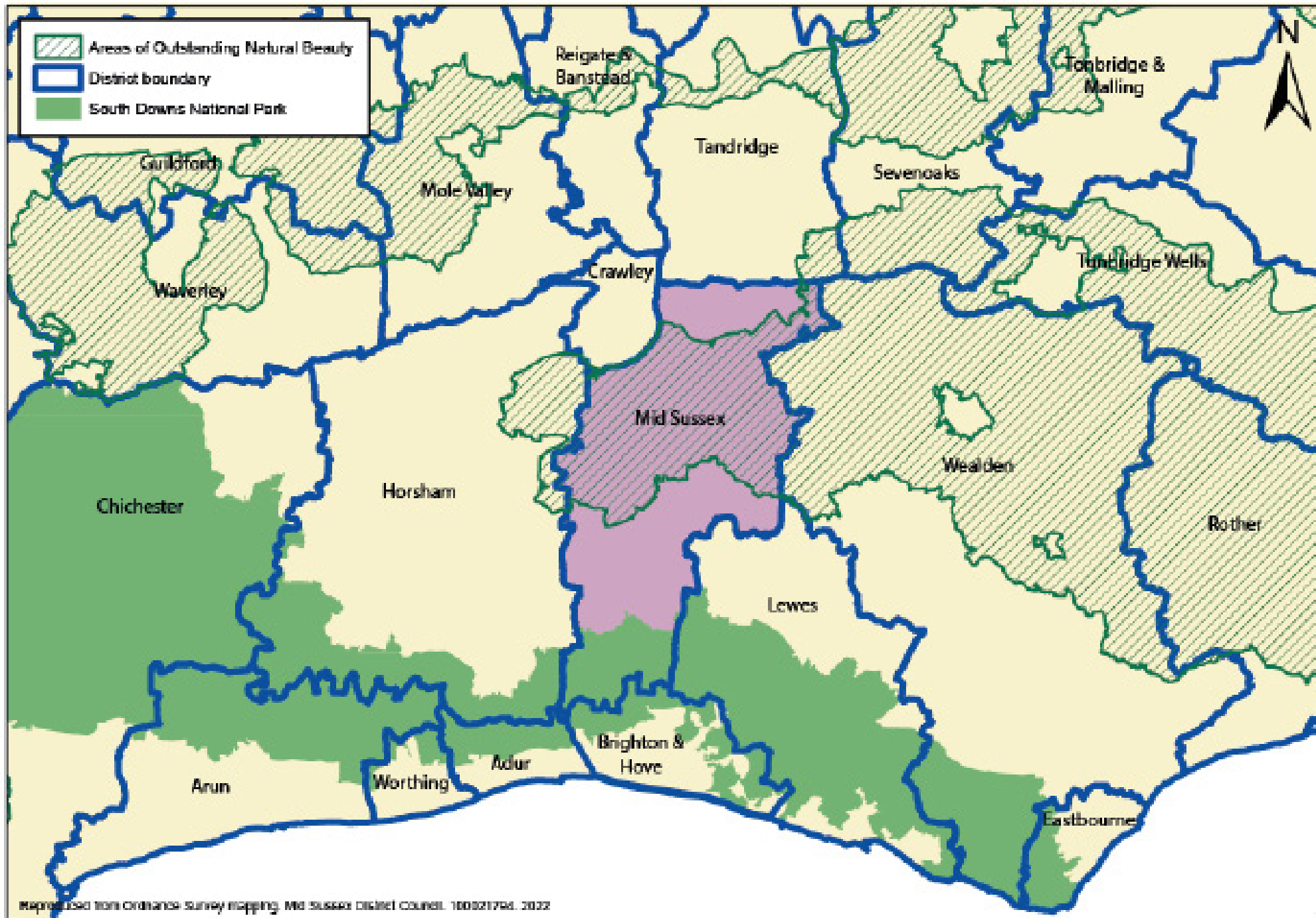


Figure 1: Mid Sussex Locational Context

## **Northern West Sussex**

The Northern West Sussex Housing Market Area (HMA) and Functional Economic Market Area (FEMA) consists of the following authority areas:

- **Mid Sussex**
- **Crawley**
- **Horsham**

This was confirmed by a jointly commissioned Strategic Housing Market Assessment (SHMA) in 2009, which was updated to support each of the authorities adopted Local Plans. Crawley and Horsham commissioned an update in November 2019, with a Mid Sussex update prepared to support this District Plan in 2021. The updated SHMA confirmed that the evidence continues to support the definition of the Northern West Sussex HMA.

## **Sussex Coast**

The south of the district (south of Burgess Hill) has overlaps with the Sussex Coast HMA and FEMA which consists of the following authority areas:

- **Mid Sussex**
- **Adur and Worthing**
- **Brighton and Hove**
- **Crawley**
- **Horsham**
- **Lewes**
- **South Downs National Park**

The majority of the district which overlaps with this HMA and FEMA is within the South Downs National Park and therefore not within the plan area covered by this District Plan – the South Downs National Park Authority are the planning authority for this area and have produced their own Local Plan.

## **West Sussex and Greater Brighton Strategic Planning Board**

The West Sussex and Greater Brighton Strategic Planning Board authorities are:

- **Mid Sussex**
- **Adur**
- **Arun**
- **Brighton and Hove**
- **Chichester**
- **Crawley**
- **Horsham**
- **Lewes**
- **Worthing**
- **South Downs National Park**

The West Sussex & Greater Brighton (WS&GB) Strategic Planning Board was formed to identify and manage strategic planning issues within that area and to support better integration and alignment of strategic spatial and investment priorities. It was initially made up of the coastal West Sussex local planning authorities together with Brighton & Hove City Council and Lewes District Council but was expanded to include the authorities within the Northern West Sussex HMA (Mid Sussex, Crawley and Horsham).

The Board, which comprises lead Councillors from each of the LPAs works in an advisory capacity with all decision-making through the individual member authorities.

Its remit is to:

- identify and manage spatial planning issues that impact on more than one local planning area within WS&GB; and
- support better integration and alignment of strategic spatial and investment priorities in WS&GB, ensuring that there is a clear and defined route through the statutory local planning process, where necessary.

A Local Strategic Statement (LSS), which set out long term Strategic Objectives and Spatial Priorities for delivering these, was endorsed by each of the then constituent authorities in 2013. In 2015 the LSS was updated through a focused 'refresh'.

At its meeting in September 2017, the Board agreed to explore options for meeting the unmet housing needs across the Board area, to commit to preparation of an updated strategy and to commission work to provide an evidence base to support the development of a longer-term strategy to address spatial options for meeting housing, employment and infrastructure needs over the period to 2050 - known as LSS3. Mid Sussex plays an active role in the ongoing work to progress LSS3.

# Chapter 3

## Achieving Sustainable Development

The National Planning Policy Framework (NPPF, July 2021) is clear that the purpose of the planning system is to contribute to the achievement of sustainable development, which is broadly defined as:

*"Meeting the needs of the present without compromising the ability of future generations to meet their own needs"*

The NPPF sets three over-arching objectives to be delivered through the preparation of plans and policies, such as the District Plan:

- **Environmental:** to protect and enhance our natural, built and historic environment
- **Economic:** to build a strong, responsive and competitive economy
- **Social:** to support strong, vibrant and healthy communities

Members of the United Nations – including the United Kingdom – have also agreed 17 inter-connected goals to achieve a better and more sustainable future for all, which align with the three over-arching objectives. These "Sustainable Development Goals", identified below, form part of the UN 2030 Agenda for Sustainable Development.

The NPPF encourages Local Plans to reflect the 17 Sustainable Development Goals. The District Plan therefore embeds these goals and sets out policies within the plan to contribute to one or more of them.



## Environmental Characteristics and Challenges

The Sustainability Appraisal identifies the following Environmental Characteristics and Challenges for Mid Sussex:

- Potential for development to have an impact on Air Quality within the district (Air Quality Management Area) and outside (Ashdown Forest SAC).
- The need to conserve and enhance the numerous sites protected for their biodiversity value across the district.
- The fragmentation and erosion of habitats and the wider ecological network which is a threat to biodiversity.
- There is a high pressure to deliver growth in the district and biodiversity net gain will need to be sought.
- Large areas of the district are protected for species and habitat value which come under pressure from development and activity.
- The impact of Climate change on increasing the risk of flooding.
- The impact of carbon emissions from numerous sources.
- The importance of protected landscapes such as the High Weald AONB within the plan area, and South Downs National Park on the southern boundary, and the impact of development upon them.
- The impact of development and other growth on waste generated, including wastewater.
- Managing water resources and water quality is key to serve existing and future residents.

The Sustainable Development goals related to the environmental challenges are as follows:



Policies within this District Plan to address environmental challenges are as follows:

<b>Sustainability</b>	<b>DPS1:</b> Climate Change <b>DPS2:</b> Sustainable Design and Construction <b>DPS3:</b> Renewable and Low Carbon Energy Schemes <b>DPS4:</b> Flood Risk and Drainage <b>DPS5:</b> Water Infrastructure & the Water Environment <b>DPS6:</b> Health and Wellbeing
<b>Natural Environment and Green Infrastructure</b>	<b>DPN1:</b> Biodiversity, Geodiversity and Nature Recovery <b>DPN2:</b> Biodiversity Net Gain <b>DPN3:</b> Green Infrastructure <b>DPN4:</b> Trees, Woodland and Hedgerows <b>DPN5:</b> Historic Parks and Gardens <b>DPN6:</b> Pollution <b>DPN7:</b> Noise Impacts <b>DPN8:</b> Light Impacts and Dark Skies <b>DPN9:</b> Air Quality <b>DPN10:</b> Land Stability and Contaminated Land
<b>Countryside</b>	<b>DPC1:</b> Protection and Enhancement of the Countryside <b>DPC2:</b> Preventing Coalescence <b>DPC3:</b> New Homes in the Countryside <b>DPC4:</b> High Weald Area of Outstanding Natural Beauty <b>DPC5:</b> Setting of the South Downs National Park <b>DPC6:</b> Ashdown Forest SPA and SAC
<b>Built Environment</b>	<b>DPB1:</b> Character and Design <b>DPB2:</b> Listed Buildings and Other Heritage Assets <b>DPB3:</b> Conservation Areas

## Economic Characteristics and Challenges

The Sustainability Appraisal identifies the following Economic Characteristics and Challenges for Mid Sussex:

- There is a high level of out commuting for work in Mid Sussex which puts pressure on the transport network.
- There is a variety of employment need across the district which can be challenging to accommodate locally.
- There is a significant difference in average wages between those working in the district and those working outside (potentially leading to out-commuting).
- There has been a change in shopping consumer patterns which has been exacerbated by the covid-19 pandemic.
- Whilst there is good public transport coverage generally, outside urban areas this can be infrequent and many residents are reliant on the private car.
- Impacts of future development on the highways network, which is already constrained and in need of further investment to increase capacity.

The Sustainable Development goals related to the economic challenges are as follows:



Policies within this District Plan to address economic challenges are as follows:

<b>Transport</b>	<p><b>DPT1:</b> Placemaking and Connectivity</p> <p><b>DPT2:</b> Rights of Way and Other Recreational Routes</p> <p><b>DPT3:</b> Cycling</p> <p><b>DPT4:</b> Parking and Electric Vehicle Charging Infrastructure</p> <p><b>DPT5:</b> Off-Airport Parking</p>
<b>Economy</b>	<p><b>DPE1:</b> Sustainable Economic Development</p> <p><b>DPE2:</b> Existing Employment Sites</p> <p><b>DPE3:</b> Employment Allocations</p> <p><b>DPE4:</b> Town and Village Centre Development</p> <p><b>DPE5:</b> Within Town and Village Centre Boundaries</p> <p><b>DPE6:</b> Development Within Primary Shopping Areas</p> <p><b>DPE7:</b> Sustainable Rural Development and the Rural Economy</p> <p><b>DPE8:</b> Sustainable Tourism and the Visitor Economy</p>

## Social Characteristics and Challenges

The Sustainability Appraisal identifies the following Social Characteristics and Challenges for Mid Sussex:

- Mid Sussex has an increasing, ageing and changing population.
- Mid Sussex has an ageing population, which has the potential to result in pressure on the capacity of local services and facilities, such as GP surgeries, hospitals and social care.
- The delivery of new homes to address housing need in Mid Sussex will result in pressure on the capacity of local services and facilities including health facilities.
- Whilst residents in Mid Sussex are generally in good health, it is key for the Council to continue to ensure that future development make a positive contribution to residents' health and well-being.

- Ease of access to health facilities is unequal across the district, with limited provision within the rural areas of the district.
- The delivery of new homes to address housing need in Mid Sussex will result in pressure on the education facilities capacity.
- Ease of access to education facilities is unequal across the district, with reduced provision within the rural areas of the district.
- Although crime levels are low within the district, opportunities for crime need to be further reduced.
- The attractiveness of the area directly impacts on house prices which are high in Mid Sussex, leading to affordability issues.
- The housing stock in Mid Sussex is largely dominated by larger detached or semi-detached properties which are owner occupied.
- Mid Sussex has an ageing population which requires a mixture of housing that will meet the needs for older people, whilst also freeing up houses for younger residents.
- An increasing number of households.
- Although affordable homes are consistently being delivered in the District, the need for affordable homes is not met by existing or planned supply.
- There is a need for affordable housing in Mid Sussex where house prices are high compared to incomes.

The Sustainable Development goals related to the social challenges are as follows



Policies within this District Plan to address social challenges are as follows:

<b>Sustainable Communities</b>	<p><b>DPSC:1</b> Land west of Burgess Hill</p> <p><b>DPSC:2</b> Land to the south of Reeds Lane, Sayers Common</p> <p><b>DPSC:3</b> Land at Crabbet Park, Copthorne</p>
<b>Housing</b>	<p><b>DPH1:</b> Housing</p> <p><b>DPH2:</b> Sustainable Development - Outside BUA</p> <p><b>DPH3:</b> Sustainable Development - Inside BUA</p> <p><b>DPH4:</b> General Development Principles for Housing Allocations</p> <p><b>DPH5 – DPH25:</b> Housing Site Allocations</p> <p><b>DPH26:</b> Older Persons Housing and Specialist Accommodation</p> <p><b>DPH27 – DPH28:</b> Older Persons Housing and Specialist Accommodation - Allocations</p> <p><b>DPH29:</b> Gypsies, Travellers and Travelling Showpeople</p> <p><b>DPH30:</b> Self and Custom Build Housing</p> <p><b>DPH31:</b> Housing Mix</p> <p><b>DPH32:</b> Affordable Housing</p> <p><b>DPH33:</b> First Homes</p> <p><b>DPH34:</b> Rural Exception Sites</p> <p><b>DPH35:</b> Dwelling Space Standards</p> <p><b>DPH36:</b> Accessibility</p>
<b>Infrastructure</b>	<p><b>DPI1:</b> Securing Infrastructure</p> <p><b>DPI2:</b> Planning Obligations</p> <p><b>DPI3:</b> Major Infrastructure Projects</p> <p><b>DPI4:</b> Communications Infrastructure</p> <p><b>DPI5:</b> Open Space, Sport and Recreational Facilities</p> <p><b>DPI6:</b> Community and Cultural Facilities and Local Services</p> <p><b>DPI7:</b> Viability</p>



## 20 Minute Neighbourhoods

In order to achieve sustainable development and promote sustainable communities in accordance with the NPPF and Sustainable Development Goals, this Plan aligns with the concept of 20-minute Neighbourhoods.

### What is a 20-minute neighbourhood?

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.

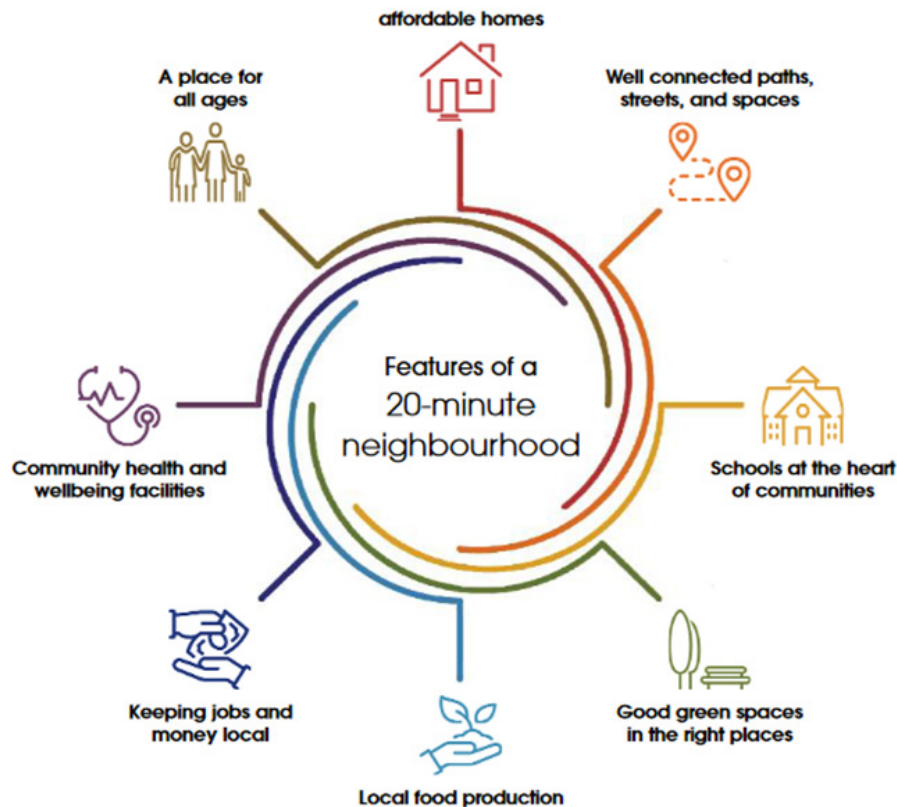
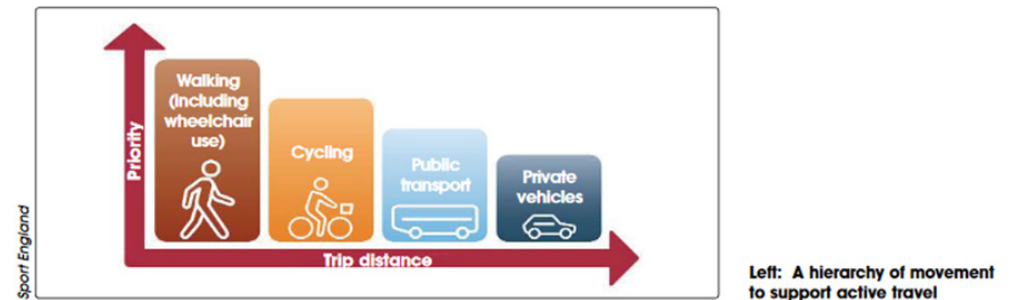


Figure 2 - Diagram produced in The Town and County Planning Association 'Guide to 20-minute Neighbourhoods - Creating Healthier, Active, Prosperous Communities' (March 2021).

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.



### What are the benefits?

The environments in which we live, work and play have profound impacts on our health and wellbeing. How well we plan, design and create new places and regenerate existing ones will help or hinder work to tackle a wide range of issues, including health inequalities, climate change, and the decline in local high streets and economies. In order to help people and places to thrive and to tackle these issues we need to transform the way that we live. We need to create environments that make it easier for everyone to be more physically active, and our District Plan has a key role to play in achievement of this aspiration.

As identified above there are a number of challenges facing the district with the need to

- reduce carbon emissions and reduced air pollution
- help people become more active, improve physical and mental health and reduce loneliness
- improve prosperity of local high streets
- improve access to affordable healthy food
- improve our towns and villages to make them great places to live.

The 20-minute neighbourhood concept is one mechanism we can use to start to address these interconnected issues simultaneously. The District Plan will seek to ensure we plan, design, regenerate and create inclusive communities that meet people's everyday needs, help to tackle health inequalities, and enable everyone to thrive through the creation of complete, compact and connected neighbourhoods in which people can meet the majority of their daily needs within a short walk or cycle ride, and in which local economies are strengthened and opportunities to reduce food miles are taken.

The benefits that this way of configuring places brings are multiple and include healthier communities, cleaner air, stronger local economies, and better resilience against climate change.

### **How could it work in rural areas?**

In rural areas, the implementation of 20-minute neighbourhoods will pose a different set of challenges from those typical in urban areas. One of the key aims is to support the increased trend for living locally seen during the Covid-19 pandemic and to improve digital connectivity, particularly where existing infrastructure is poor quality with slow speeds, and wherever possible building on the Local Full Fibre Network (LFFN), which is already being rolled out in the district.

The TCPA 20-minute neighbourhood guide sets out the potential of two approaches to rural settlements, the application of which will depend on the location and, in some cases, a combination of the



two approaches may be appropriate.

The first, is to ensure that each of the three main towns of Burgess Hill, Haywards Heath and East Grinstead become complete and compact 20-minute neighbourhoods. Although people from nearby villages would need to travel to the town to use its services, once there they would be able to walk within the town and find most of what they need for their everyday lives, rather than having to travel to several different places.

The second approach, more suited to more rural areas of the district which are characterised by smaller villages and more remote from the three towns, is to encourage creation of a network of villages that collectively provide what most people need for their daily lives, joined by active travel and public transport arrangements. There is also the opportunity to promote growth at such settlements that would provide new facilities, such as education and health, for both new and existing residents to benefit from.

There is clear synergy with this approach and the 20-minute neighbourhood principles more generally embedded in the Vision and Objectives of West Sussex County Council's Local Transport Plan (LTP) 2022-2036 which seeks to support a 'healthy West Sussex' and enable rural communities to 'live locally by accessing

local services or nearby towns'. The LTP sets out a number of measures designed to support this objective including reducing the need to travel by car referred to as 'local living', delivering an active travel strategy and development of a coherent network of active travel facilities which is inclusive for all users, supporting delivery of Local Cycling Walking and Infrastructure Plan (LCWIP) and making active travel modes and shared transport services more attractive options.



# Chapter 4

District Plan - Supporting Evidence

## Evidence Base

Plans must be underpinned by relevant and up to date evidence, which is proportionate, focused tightly on supporting and justifying the policies concerned. To support the updated District Plan, the following evidence base studies were commissioned.

- **Strategic Housing Market Assessment (SHMA)** – to establish the district’s housing need, including affordable housing and older persons’ accommodation and inform the need for potential site allocations
- **Gypsy and Traveller Accommodation Assessment (GTAA)** – to establish the district’s need for Gypsy and Traveller pitches and inform the need for potential site allocations
- **Economic Growth Assessment (EGA)** – to establish needs for office, industrial and storage and distribution uses and inform the need for potential site allocations
- **Retail and Town Centre Study** – to establish requirements for retail, leisure and town centre uses and to inform the need for potential site allocations
- **Urban Capacity Study** – to assess the potential supply of housing from brownfield sites within the district’s main urban areas
- **Transport Study** – to assess potential site allocations for their impact on the transport network
- **Air Quality** – to assess the impacts of additional traffic movements on Ashdown Forest SAC/SPA and Stonepound Crossroads AQMA
- **Water Cycle Study** – to assess the potential issues relating to future development and the impacts on water supply, wastewater collection and treatment and water quality.
- **Viability Assessment** – to assess the implications of the Plan on viability of development, to confirm the Plan is deliverable in viability terms.
- **Infrastructure Delivery Plan (IDP)** – an Infrastructure Delivery Plan is required to support the plan and set out the infrastructure requirements required to mitigate development impacts.

- **Sustainability Appraisal (SA)** – a legal requirement, to appraise options for strategy, policies and sites against sustainability criteria and assess impacts on social, environmental and economic objectives
- **Habitats Regulations Assessment (HRA)** – a legal requirement to test whether a plan could significantly harm the designated features of a European site; for the District Plan this relates to Ashdown Forest SAC/SPA.

These additions to the evidence base complement the existing substantial evidence base that supported the adopted District Plan. The Evidence Base is available to view on the District Plan web page ([www.midsussex.gov.uk/DistrictPlan](http://www.midsussex.gov.uk/DistrictPlan)) and will be kept up-to-date as the District Plan proceeds to adoption.

## Site Selection

The selection of sites within this District Plan has been informed by a detailed and robust site selection process. The starting point is the Council’s Strategic Housing and Employment Land Availability Assessment (SHELAA). This forms a pool of sites to assess for their development potential.

A Site Selection methodology was established which was applied to the sites within the SHELAA. The purpose of this process was to reject sites that were not suitable for development and to identify the most deliverable and developable for allocation within this plan. The process involved assessing sites against 14 assessment criteria which encompassed environmental, delivery and sustainability factors.

The full methodology is set out in District Plan 2021 – 2039 Site Selection Methodology.

The site assessments and justification for rejecting sites is contained within the Site Selection: Conclusion’s paper – available at [www.midsussex.gov.uk/DistrictPlan](http://www.midsussex.gov.uk/DistrictPlan)

## Sustainability Appraisal (SA)

The District Plan is accompanied by a Sustainability Appraisal (SA), which incorporates Strategic Environmental Assessment (SEA). It is a legal requirement for SA/SEA to be carried out when producing Local Plans. This District Plan is accompanied by Sustainability Appraisal which has been prepared in accordance with relevant legislation, national policy and guidance, and best practice.

The role of the SA is to promote sustainable development, by assessing the extent to which the plan will help achieve environmental, economic and social objectives given all reasonable alternatives. The SA documents appraisals of policy, strategy and site options against a range of sustainability criteria and identifies mitigation where any negative impacts can be expected. This ensures that the plan overall contributes towards sustainable development.

The Sustainability Appraisal is an iterative process, prepared and updated at each stage of the plan making process as additional options or mitigation are identified.

## Habitats Regulations Assessment (HRA)

The District Plan is accompanied by a Habitats Regulations Assessment (HRA) which has been prepared in accordance with relevant legislation, guidance and best practice. The objective of the HRA is to identify if any aspects of the District Plan will have a likely significant effect, or where relevant, an adverse effect on the integrity of the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

The main potential impacts arising from the District Plan are recreational pressure and air quality. These are considered in detail in the HRA and Policy DPC6 sets out the strategic solution to recreational pressure and the approach to mitigation.

The HRA is an iterative process, prepared and updated at each stage of the plan making process.

## Duty to Co-Operate

In accordance with legislation and national policy, the Council has a duty to co-operate with neighbouring authorities and other prescribed bodies on strategic matters that cross administrative boundaries.

Cross-boundary strategic issues are well established; these were identified during production of the adopted District Plan and during ongoing dialogue between authorities during production of respected Local Plans and Local Plan Reviews. The Council is aware of the respective housing and employment need positions of its neighbours through ongoing work, joint evidence base commissions and cross-boundary strategic working (such as ongoing progress with the Local Strategic Statement 'LSS3' with the West Sussex and Greater Brighton authorities as described in Section 2).

Officers held a virtual briefing with neighbouring and nearby authorities on the purposes and review of the District Plan in September 2021. This session also contained a briefing on the District's housing requirement and site selection process. The Site Selection Methodology was shared with all parties for comments; these have been reflected in the final version for publication.

Duty to co-operate meetings have been held with Crawley and Horsham at officer level to discuss the unmet need position within the Northern West Sussex Housing Market Area and to seek solutions. In addition, meetings have been ongoing with neighbouring authorities where there are likely to be cross-boundary impacts.

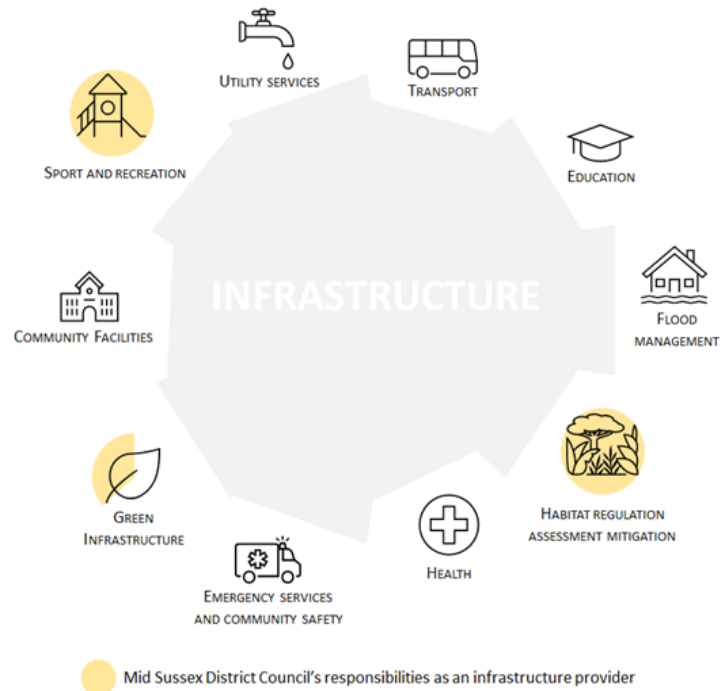
The duty to co-operate is an ongoing process and further co-operation will occur as the draft Plan progresses. In accordance with the NPPF, Statements of Common Ground will be prepared to capture cross-boundary matters and document progress in co-operating to address these, as the Draft Plan progresses towards Submission.

# Infrastructure

As part of the local plan making process, the Council, as the local planning authority, has worked closely with key infrastructure providers and organisations to identify the level of infrastructure required to support planned development and to help ensure it will be accompanied by the necessary infrastructure, in the right place at the right time, to support sustainable communities and meet the plan's Strategic Objectives. The Infrastructure Delivery Plan, Viability Study and liaison with site promoters form vital pieces of the Plan's evidence base.

## How is the level of required infrastructure determined?

It is vital the development which we are planning for in the District Plan is supported by the appropriate level of infrastructure and planning for the delivery of necessary infrastructure is key to achieving the Council's updated Strategy and delivery of sustainable development.

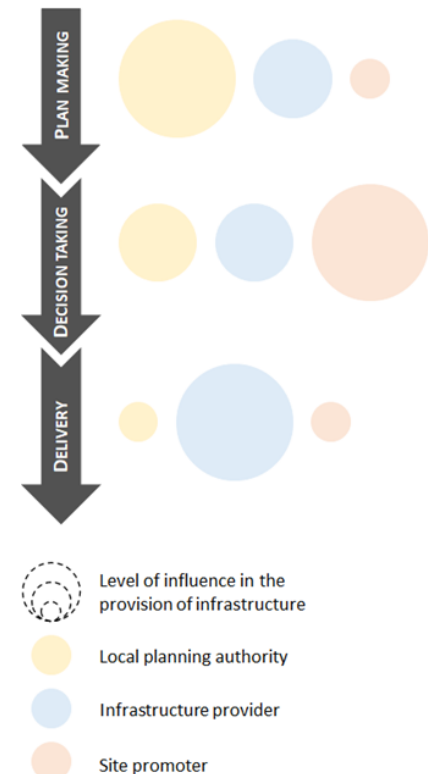


The ultimate delivery of the full range of required infrastructure is not however fully within the council's control and is instead dependent on partnership working between a variety of public, private and voluntary sector agencies. The Council has limited responsibilities in the delivery of most infrastructure, and as such is heavily reliant on external providers and organisations expertise and advice to determine what is needed to support development in the plan and to ultimately deliver the required infrastructure.

The Council publishes an annual Infrastructure Funding Statement (IFS) online at <https://www.midsussex.gov.uk/planning-building/consultation-monitoring/>. The IFS provides an overview of the development contributions (section 106 planning obligations) secured, received, allocated and spent during the report year.

In 2020/21 the Council collected over £2.7m from planning obligations to be spent on infrastructure. The total amount of money spent in 2020/21 was £2.6m. The IFS sets out details of where this money is allocated and spent. Over the last three years, over 60% of funds secured through new development was directly collected and managed by other providers.

It is accepted that there is a wide range of infrastructure needs across the district, not all of these are required to support development through the District Plan 2021-2039. The preparation of the District Plan is intended to focus on the provision of new infrastructure to serve proposed future development and its role is not to remedy pre-existing deficiencies in infrastructure unless those deficiencies will be made more severe by new development (this is in accordance with legal and national



policy requirements).

From an early stage of the plan-making process, the Council has engaged with infrastructure providers and site promoters. It has acted as a link to ensure that there is a joint understanding of the level of infrastructure required to be delivered for each new development, in particular for significant sites, as well as sufficient capacity and funding for timely delivery.

The Infrastructure Delivery Plan displays the outcomes of this collaborative approach and details the expected infrastructure to support development identified in the District Plan.

The Council is committed to securing and overseeing the delivery of the appropriate level of infrastructure to support future development across the district, but is aware of its changing role as development proposals progress through the planning system. At the application and delivery stage, the Council will be bounded by the provider's advice and will work proactively to secure and deliver the infrastructure.



# Chapter 5

## Vision and Objectives

## District Plan Vision

The Plan is based on the vision for the District set out in the adopted District Plan.

**“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.”**

The 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

## Strategic Objectives

The three priority themes are supported by 15 strategic objectives which help guide the strategy and policies within this Plan. These strategic objectives remain unchanged from the adopted District Plan; they are still reflective of the Environmental, Economic and Social challenges facing the district and there have been no changing local circumstances or updated evidence to suggest that they need revising.

1. To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change

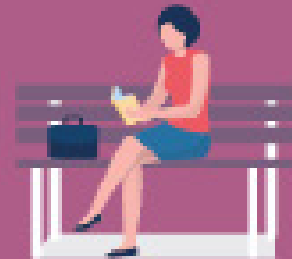
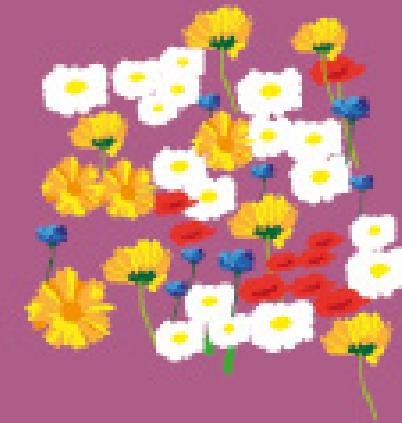
2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence

3. To protect valued landscapes for their visual, historical and biodiversity qualities



# Environment

Protecting and enhancing the natural, built, and historic environment



4. To protect valued characteristics of the built environment for their historical and visual qualities

5. To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes

6. To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes as a priority the provision of efficient and sustainable transport networks

7. To promote a place which is attractive to a full range of businesses, and where local enterprise thrives



8. To provide opportunities for people to live and work within their communities, reducing the need for commuting



# Economy

## Protecting economic vitality



9. To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community

10. To support a strong and diverse rural economy in the villages and the countryside



11. To support and enhance the attractiveness of Mid Sussex as a visitor destination

**12. To support sustainable communities which are safe, healthy and inclusive**



**13. To provide the amount and type of housing that meets the needs of all sectors of the community**



# Social

**Ensuring cohesive, safe and healthy communities**

**14. To create environments that are accessible to all members of the community**



**15. To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations**

# Chapter 6

District Plan Strategy

## Current District Plan Strategy

The adopted District Plan Spatial Strategy focuses development towards the three towns (Burgess Hill, East Grinstead and Haywards Heath) and encourages proportionate growth at other settlements to meet local needs and support the provision of local services. This spatial strategy informed the location of allocations within the District Plan and subsequent Site Allocations DPD.

The plan periods for the adopted District Plan and this updated District Plan overlap. Development already planned for ('commitments' i.e. sites with planning permission or allocations with the Sites DPD or Neighbourhood Plans) is consistent with the existing District Plan strategy.

This updated District Plan extends the plan period to 2039, an additional eight years. It must account for changing evidence and circumstances, including an increased housing requirement. As part of the review process, it has been necessary to revisit the adopted spatial strategy to assess whether it can still be applied when assessing options for increased growth to meet needs over a longer period.

The District Plan review process has therefore sought to determine a) whether the existing strategy is still relevant given any changes to evidence or local circumstances; and b) whether the current strategy can be maintained given the extended plan period; future predicted needs; and availability of sites.

## Areas with Potential for Further Growth

Given the environmental and infrastructure constraints within some areas of the district, existing committed development, and location of deliverable/sustainable sites with potential for allocation within the Strategic Housing and Employment Land Availability Assessment (SHELAA), some areas within the district have higher potential for further growth than others.

The findings of the evidence base has indicated that, beyond existing commitments:

- There is limited further growth potential at East Grinstead and Haywards Heath and AONB settlements
- There is the potential for growth at some settlements not within the AONB and the extent of growth is dependent upon the characteristics of the settlements and the availability/size of sites which can make the settlements more sustainable (i.e. by providing much needed infrastructure such as primary schools and enhancing/creating village centres which offer much needed access to shops and services)

## Potential for Growth at Settlements

Limited Further Growth Potential	Potential for Proportionate Growth	High Growth Potential
Ansty	Burgess Hill	Copthorne (Crabbet Park)
East Grinstead		
Haywards Heath	Cuckfield	Sayers Common
Hassocks	Crawley Down	
Hurstpierpoint	Ashurst Wood	
Lindfield	Albourne	
Ardingly	Bolney	
Balcombe	Pease Pottage	
Handcross	Scaynes Hill	
Horsted Keynes		
Turners Hill		
West Hoathly		
Sharpthorne		
Twineham		

	Settlement within the High Weald AONB
	Settlement contains a "Significant Site" with potential

It is therefore necessary to revise the District Plan strategy insofar as it relates to additional growth beyond that already planned for.

## Updated District Plan Strategy

Further growth identified within this draft District Plan will be in accordance with the draft revised District Plan Strategy, which is based on the following four key principles:

**Protection of designated landscapes (e.g. AONB)**

**Making effective use of land**

**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**



## Protection of designated landscapes (e.g. AONB)

<b>Strategic Objectives Met</b>	<b>3</b> - To protect valued landscapes <b>11</b> - Support Mid Sussex as a Visitor Destination
<b>District Plan Policies</b>	<b>DPC4:</b> High Weald Area of Outstanding Natural Beauty

### How?

A key principle for the District Plan Strategy and Strategic Objective of the Plan is the protection of designated landscapes and in Mid Sussex District this is the High Weald Area of Outstanding Natural Beauty. (Approximately 11% of Mid Sussex District is within the South Downs National Park, however, the District Plan does not include this area as the South Downs National Park Authority is the local planning authority for this area). Whilst protection of designated landscapes is important for the landscape itself, it also has benefits by being an attractive destination for visitors.

### Why?

An Area of Outstanding Natural Beauty (AONB) is an area of land protected by the Countryside and Rights of Way Act 2000 for its outstanding natural beauty. The purpose of the landscape designation is to conserve and enhance the natural beauty of the area.

There are 34 AONBs in England covering 15% of the land. The High Weald AONB was designated in 1983. It has an area of 1,461 sq km and covers four counties and 11 districts. Nearly 50% of Mid Sussex District is within the High Weald AONB; there are 163.6 sq km of AONB land within Mid Sussex District which is approximately 11% of the High Weald AONB.

The High Weald AONB is a historic landscape characterised by a deeply incised, ridged and faulted landform of clays and sandstone,

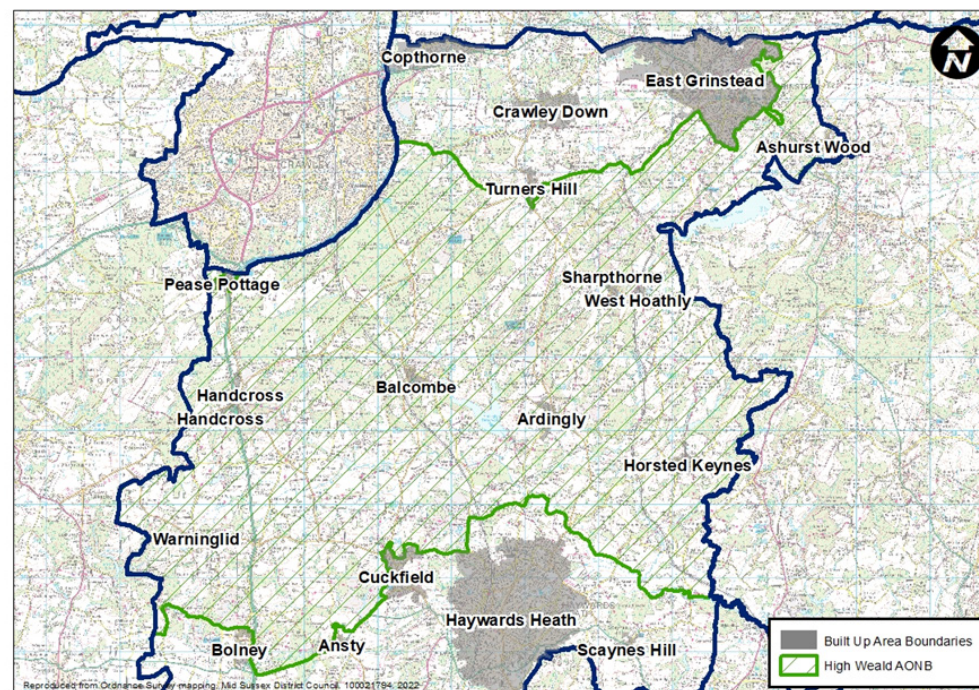


Figure 3. Mid Sussex AONB boundary

with numerous gill streams and woodlands. Small irregularly shaped and productive fields typically used for livestock grazing are often bounded by hedgerows and woodland. Dispersed historic settlements of farmsteads and late Mediaeval villages are characteristics as are historic routeways.

The High Weald AONB Management Plan is the strategy for looking after the High Weald AONB in order to achieve the statutory purpose of conserving and enhancing the High Weald AONB. The Management Plan can be used to guide environmental land management and assess the impact of development or other changes on the High Weald AONB.

National planning policy and guidance is clear that great weight should be given to conserving and enhancing the landscape and scenic beauty of AONBs and its wildlife and cultural heritage. These areas along with National Parks and the Broads have the highest

status of protection (NPPF, July 2021: paragraph 176).

As such, this 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 (NPPF, July 2021: paragraph 176). In assessing potential housing sites and identifying proposed site allocations, protection of the High Weald AONB was central to the site selection process.

As part of the evidence base for this District Plan, two topic papers have been prepared that assess the impact of potential housing sites on the High Weald AONB and also assess if the proposed site allocations could be considered as major development in line with paragraph 177 of the NPPF (July 2021). The national policy position is that major development should not be permitted other than in exceptional circumstances and where they are in the public interest.

## Making Effective Use of Land

<b>Strategic Objectives met</b>	<b>1</b> - Sustainable Development and Adaptation to Climate Change
	<b>2</b> - Maintaining Settlement Identity and Character
	<b>3</b> - To protect valued landscapes
	<b>9</b> - Create and Maintain Town and Village Centres
	<b>12</b> - Support Safe, Healthy and Inclusive Communities
<b>District Plan Policies</b>	<b>DPB1:</b> Character and Design
	<b>DPC1:</b> Protection and Enhancement of the Countryside

### How?

Making effective use of land means maximising opportunities for reusing brownfield sites and ensuring that the full potential of a site

is considered when proposals are put forward. It also means that, where greenfield sites are required, development is planned at an appropriate density to make efficient and effective use of the site.

Development that makes effective use of land meets the Plan's Strategic Objectives in supporting sustainable communities by delivering development in, typically, existing urban areas close to existing services and facilities. An increased customer base can help support these services and spark investment. Bringing vacant sites back into use can improve the street scene making places safer and more attractive to live and work. The reuse of buildings can avoid the release of energy embedded in existing materials and incorporate improvements such as biodiversity net gain, thereby helping to reduce the district's carbon footprint and adapt to the impacts of climate change.

### Why?

As a predominately rural district opportunities for brownfield development are largely limited to the main towns and larger towns and villages. Unlike some neighbouring authorities, the opportunity for the large-scale redevelopment of brownfield sites, such as ports or traditional industries, is minimal. Ensuring that land within the district is used effectively is an important consideration in the preparation of this District Plan and in achieving its strategic objectives, particularly around creating sustainable communities and reducing pressures on the countryside.

National planning policy (NPPF chapter 11) and guidance:

- promotes the use of previously developed land (PDL) or 'brownfield' land wherever possible;
- encourages the consideration of various and innovative approaches to accommodating growth; and
- supports a proactive approach in identifying opportunities to bring forward suitable brownfield land to help meet development needs.

To support the above, an Urban Capacity Study (UCS) was commissioned to assess the potential quantum of new housing

that could be delivered from brownfield sites, thereby contributing towards the district’s housing need.

The UCS considers the potential from brownfield sites in detail, recognising that there are often feasibility issues, neighbouring uses to consider, and that development of brownfield sites are often challenging in viability terms due to existing land values and clear-up costs.

## Growth at existing sustainable settlements where it continues to be sustainable to do so

<b>Strategic Objectives met</b>	<b>1</b> - Sustainable Development and Adaptation to Climate Change
	<b>2</b> - Maintaining Settlement Identity and Character
	<b>3</b> - To protect valued landscapes
	<b>5</b> - Create and Maintain Green Infrastructure
	<b>6</b> - Infrastructure to Support Sustainable Communities
	<b>7</b> - Encourage Business and Thriving Local Enterprise
	<b>8</b> - Opportunities to Live and Work within Communities
	<b>9</b> - Create and Maintain Town and Village Centres
	<b>12</b> - Support Safe, Healthy and Inclusive Communities
	<b>13</b> - Provide Housing to Meet Community Needs
	<b>14</b> - Create Accessible Environments
<b>15</b> - Provide Cultural, Leisure and Sporting Facilities	

<b>District Plan Policies</b>	<b>DPS6:</b> Health and Wellbeing
	<b>DPC2:</b> Preventing Coalescence
	<b>DPB1:</b> Character and Design
	<b>DPT1:</b> Placemaking and Connectivity
	<b>DPT4:</b> Active Travel
	<b>DPH1:</b> Housing
	<b>DPI1:</b> Securing Infrastructure
	<b>DPI4:</b> Communications Infrastructure

### How?

Promoting growth at existing sustainable settlements meets the Plan’s Strategic Objectives by ensuring development can be directed away from protected landscapes within the district towards locations which benefit from existing infrastructure and services. Growth at these locations can contribute towards improved and/or new facilities to the benefit of all the community.

Increased population can also provide additional support for local businesses and town/ village centres through increased patronage and staffing. Sustainable expansion of an existing settlement will help provide the critical mass to support viable sustainable travel solutions and improved active travel connectivity for all the community, reducing the need to travel by car and reducing the district’s carbon footprint.

### Why?

It is necessary to manage the location and scale of housing and employment space across the district and this Plan provides the opportunity to protect what we know is special while taking responsibility to shape future development positively, for all our residents and visitors.

The District Plan, in providing a land use framework for Mid Sussex, seeks to manage change in the most sustainable way possible. We have a responsibility to ensure that change and the new places we

create meet our current and future needs and can be designed in a way that is equally as rich, maintains local distinctiveness and is fully inclusive to all members in our community.

The Plan aims to support sustainable development. This element of the proposed strategy is a continuation of the 2018 District Plan Strategy and subsequent Site Allocations DPD; focusing development towards the three main towns primarily and supporting proportionate growth at other settlements to meet local needs and support the provision or retention of local services.

In order to maintain and enhance existing sustainable settlements in the Plan, careful account has been given to the characteristics of each settlement, their role and function and not simply their size, along with the infrastructure and services they support in order to determine the extent of new growth they can accommodate sustainably. It is recognised that sustainability is based on many factors and, a wide range of development will be welcomed where it that helps existing centres to provide a mix of uses and continue to be hubs for communities, by providing employment, services, retail and social facilities.

The approach to expand existing settlements can also help support delivery of 20-minute neighbourhood principles by increasing housing density and creating compact and well-connected places, investing in and expanding existing sustainable and active travel links within the more sustainable settlements in Mid Sussex, enabling residents to easily access a range of services that meet their day to day needs either by active travel modes or public transport. Supporting the 20-minute neighbourhood principles, the Plan also aims to support better opportunities for villages to work collectively with other settlements to provide safe and sustainable access to a better range of services for their shared community as a connected network.

### **When is it no longer sustainable?**

The quality of the environment in Mid Sussex is not limited to those areas recognised by National designations, the district is formed of a wealth of landscape, cultural and heritage assets which contribute

to the rich character, making it a desirable place to live and work.

Whilst development already planned for (for example, District Plan, Sites DPD and Neighbourhood Plan allocations) is consistent with the adopted strategy, it is becoming more challenging to deliver future growth in accordance with this strategy. This limits capacity for further sustainable at some settlements.

There are a number of significant constraints which need to be taken into account when assessing whether future growth is compliant with this element of the strategy. The availability of sites which continue to be capable of accommodating sustainable growth has become much more limited, particularly at East Grinstead and Haywards Heath and larger villages. The Plan can therefore only accommodate a proportion of housing need sustainably through expansion of existing settlements and the Strategy has had to evolve in order to meet the needs of the district sustainably.

The Site Selection process will assist in determining the extent development can be delivered in accordance with this element of the strategy.

## Opportunities for extensions, to improve sustainability of existing settlements that are currently less sustainable

<b>Strategic Objectives met</b>	<b>1</b> - Sustainable Development and Adaptation to Climate Change
	<b>3</b> - To protect valued landscapes
	<b>5</b> - Create and Maintain Green Infrastructure
	<b>6</b> - Infrastructure to Support Sustainable Communities
	<b>7</b> - Encourage Business and Thriving Local Enterprise
	<b>8</b> - Opportunities to Live and Work within Communities
	<b>9</b> - Create and Maintain Town and Village Centres
	<b>10</b> - Support Strong and Diverse Rural Economy
	<b>12</b> - Support Safe, Healthy and Inclusive Communities
	<b>13</b> - Provide Housing to Meet Community Needs
	<b>14</b> - Create Accessible Environments
<b>15</b> - Provide Cultural, Leisure and Sporting Facilities	
<b>District Plan Policies</b>	<b>DPS6:</b> Health and Wellbeing
	<b>DPB1:</b> Character and Design
	<b>DPT1:</b> Placemaking and Connectivity
	<b>DPT4:</b> Active Travel
	<b>DPH1:</b> Housing
	<b>DPI1:</b> Securing Infrastructure
	<b>DPI4:</b> Communications Infrastructure

### How?

This element of the District Plan strategy recognises that there are some settlements that are less sustainable, but there are opportunities for growth. By planning for a quantum of development which would support provision of new facilities – such as education, health, retail, employment, community and open space this would not only meet the needs of new residents but would also provide much needed facilities for existing communities which would allow these settlements to be more sustainable, reducing reliance on the private car, and embracing the principle of 20-minute neighbourhoods.

Significant scale development can also better support more diverse needs in housing with affordable and specialist extra care and older persons accommodation making the settlement more inclusive and overall, more sustainable.

### Why?

The existing District Plan Strategy and planning policy more generally has historically sought to resist all but small-scale growth at smaller rural settlements on the basis they are currently unsustainable. The result of which has reinforced a strong reliance on use of the private car to access all but the most basic of services and needs in neighbouring larger settlements. Such small scale, sometimes piecemeal development, has increased population size but not reached a critical mass to support new facilities and services.

Many villages have seen the closure of the local public house(s) and convenience shops and the impact of tidal movements of cars and residents leaving to access school, work and leisure during the day has resulted in lack of patronage for existing village services and impacted on the sense of community in some places. Many rural villages are also often characterised by higher priced properties and ageing population, where affordability is limiting the opportunities for many younger people to remain in the village. Equally, a lack of suitable and specialist accommodation for older people often leads to people being forced to move away from the village to get the

support they need.

The proposed strategy is therefore seeking to extend existing less sustainable communities, which currently have the benefit of only limited services, with development of a scale which can provide the infrastructure and services which will not only meet the needs of the new community but of those in the existing community as well.

This can be achieved by developing a single large site providing facilities and services on site; or a combination of smaller sites, that on their own would not deliver sustainable development, but collectively would support new schools, neighbourhood centres and employment opportunities. This strategy will help to reduce the tidal flow of people out of the settlement each day by providing new neighbourhood centres with potential for appropriate scale commercial development and new schools, along with affordable and specialist extra care housing and accommodation for older people in the community.

Based around the 20-minute neighbourhood principles, the Plan seeks to deliver complete, compact and well-connected communities which provide the facilities and services to support the day to day needs of the community as a whole, accessed by walking, wheeling and cycling. The Plan will also seek to support the continued trend of home working and the many associated benefits it can bring to our communities in terms of wellbeing and life/ work balance, supporting local businesses and services, reducing the need to travel by car.

Poor digital connectivity can however be a significant barrier in our more rural communities. Delivery of growth at these settlements can also support delivery of advanced digital infrastructure with fast reliable broadband speeds, where currently network providers deem it unviable to do so, which is key to supporting successful home working. The increased quantum of development will also enable viable support for improved bus services along with active travel links to nearby settlements to access train services, facilities and goods in our main towns and will be to the benefit of the whole community.

## Spatial Strategy - Distribution

Future growth within Mid Sussex is planned for as follows:

- Commitments: sites with planning permission, allocations in the adopted Site Allocations DPD and 'made' Neighbourhood Plans
- District Plan 2021 – 2039 Allocations: sites allocated for development within this plan

For the plan period 2021 – 2039, the distribution of future growth from all sources is set out in Tables 1a (by Settlement) and 1b (by Parish).

Settlement	Commitments (at 1st April 2022)	District Plan 2021 – 2039 Allocations	Total Housing Supply 2021 - 2039
Albourne	51	0	51
Ansty	17	82	99
Ardingly	41	0	41
Ashurst Wood	105	12	117
Balcombe	35	0	35
Bolney	63	200	263
Burgess Hill	5,279	1758	7,037
Copthorne	374	1,500	1,874
Crawley Down	150	387	537
Cuckfield	74	0	74
East Grinstead	1,769	45	1,814
Handcross	69	0	69
Hassocks	794	25	819
Haywards Heath	1,042	235	1,277
Hickstead	3	0	3
Horsted Keynes	57	0	57
Hurstpierpoint	17	90	107
Lindfield	249	0	249
Pease Pottage	259	0	259
Sayers Common	170	2,393	2,563
Scaynes Hill	23	30	53
Sharpthorne	51	0	51
Slaugham	10	0	10
Staplefield	3	0	3
Turners Hill	65	0	65
Twineham	9	0	9
Warninglid	3	0	3
West Hoathly	4	18	4
<b>TOTAL</b>	<b>10,786</b>	<b>6,757</b>	<b>17,543</b>

Table 1a - Commitments by Settlement

Parish	Commitments (at 1st April 2022)	District Plan 2021 - 2039 Allocations	Total Housing Supply 2021 - 2039
Albourne	51	1,850	1901
Ansty and Staplefield	86	142	228
Ardingly	41	0	41
Ashurst Wood	105	12	117
Balcombe	35	0	35
Bolney	63	200	263
Burgess Hill	5,215	358	5,573
Cuckfield	74	0	74
East Grinstead	1,769	45	1,814
Hassocks	794	25	819
Haywards Heath	1,042	175	1,217
Horsted Keynes	57	0	57
Hurstpierpoint and Sayers Common	187	2,033	2,220
Lindfield	2	0	2
Lindfield Rural	270	30	300
Slaugham	339	0	339
Turners Hill	65	0	65
Twineham	12	0	12
West Hoathly	55	0	55
Worth	524	1,887	2411
<b>TOTAL</b>	<b>10,786</b>	<b>6,757</b>	<b>17,543</b>

Table 1b - Commitments by Parish

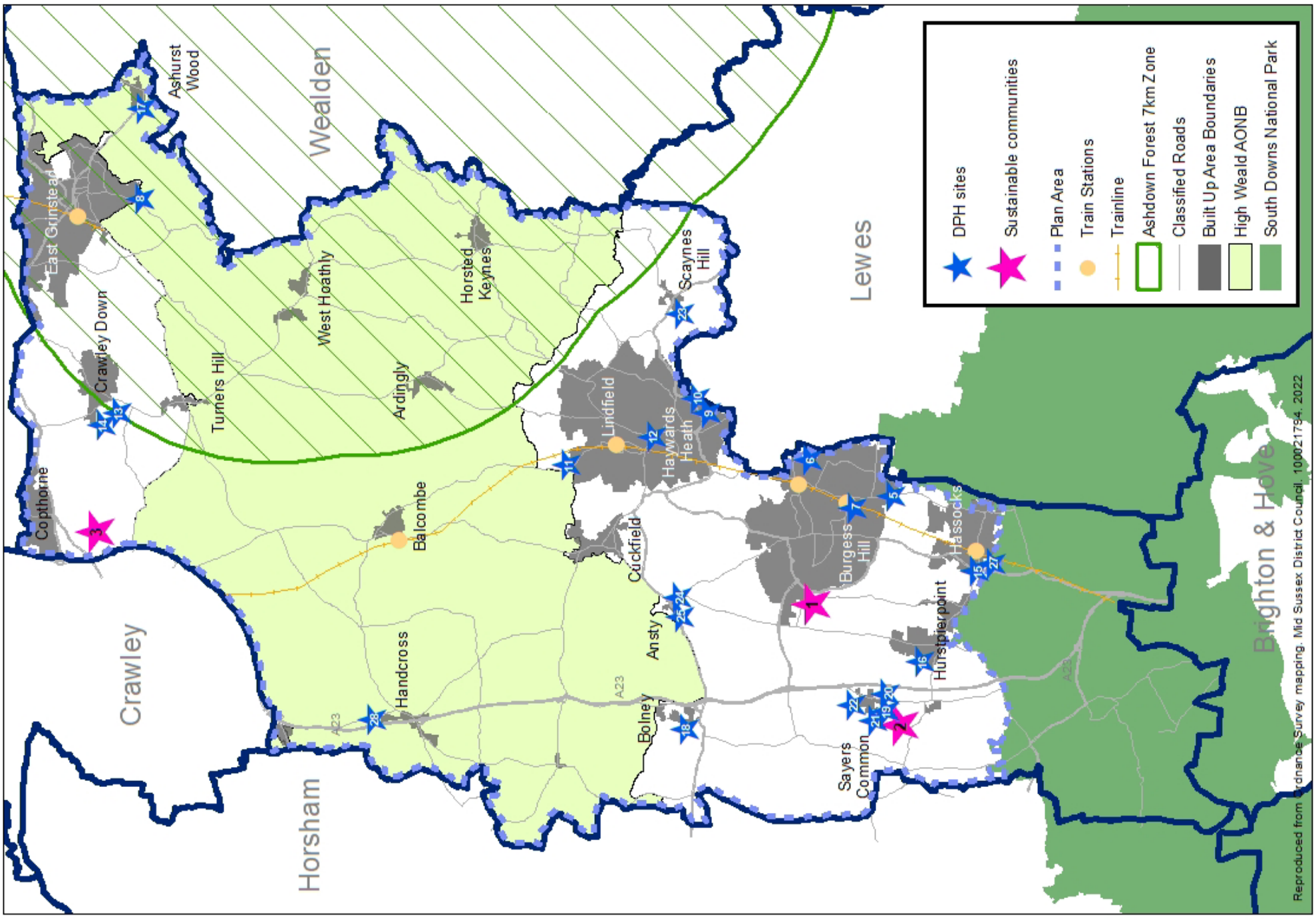
## Settlement Hierarchy

Mid Sussex has a distinctive settlement pattern, containing three main towns and a large number of and wide variety of villages. A settlement hierarchy has been developed which identifies five categories of settlement within Mid Sussex. This is based on an assessment of their facilities, characteristics and functional relationships with their surrounding areas. The position of settlements within the hierarchy will be kept under review, particularly as development proposed within this plan is delivered alongside accompanying services, facilities and infrastructure.

Category	Settlement characteristics and function	Settlements
<b>Category 1 - Town</b>	Settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements.	Burgess Hill East Grinstead Haywards Heath
<b>Category 2 - Larger Village</b>	Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport.	Copthorne Crawley Down Cuckfield Hassocks Hurstpierpoint Lindfield
<b>Category 3 - Medium Village</b>	Medium sized villages providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities, often shared with neighbouring settlements.	Albourne Ardingly Ashurst Wood Balcombe Bolney Handcross Horsted Keynes Pease Pottage Sayers Common Scaynes Hill Sharpthorne Turners Hill West Hoathly
<b>Category 4 - Small Village</b>	Small villages with limited services often only serving the settlement itself.	Ansty Staplefield Slaugham Twineham Warninglid
<b>Category 5 - Hamlets</b>	These small settlements have very limited or no services.	Hamlets such as: Birch Grove Brook Street Hickstead Highbrook Walstead

Table 2





Key Diagram

# Chapter 7

Policies

The following sections contain planning policies which will be used by the District Council when determining planning applications.

The policies are supported by the conclusions reached within the evidence base and in compliance with national policy requirements. The background to each policy/section and the supporting evidence used to justify such a policy is set out.

### Strategic and Non-Strategic Policies

The NPPF (paragraph 21) requires Local Plans to clearly indicate which policies are “Strategic” and “Non-Strategic”. This is indicated next to each policy. The definition is as follows:

- **Strategic Policies:** should set the overall strategy for the pattern, scale and design quality of places and make provision to meet needs (e.g., housing, employment and retail), infrastructure, community facilities and the conservation and enhancement of natural and built environment. Strategic policies should look ahead over a minimum 15-year period from adoption – it is anticipated this Local Plan will be adopted in 2024, therefore strategic policies look forward to 2039.
- **Non-Strategic Policies:** these policies set out more detail for specific areas, neighbourhoods or types of development and can include allocating sites, provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and set other development management policies.

Policies within this District Plan should be read in conjunction with national policy and other policies within the Development Plan. This includes Neighbourhood Plans. Whilst Neighbourhood Plans cannot set Strategic Policies, they can include Non-Strategic Policies. Non-Strategic policies within the latest plan to be adopted/made take precedence where there is a conflict.

### Policy Review Status

The District Plan Review indicated which of the current adopted policies required an update, which were still up-to-date and therefore do not need updating and highlighted additional areas where a new policy is required. For completeness, all District Plan policies that will form part of the development plan upon adoption are completed within this updated District Plan.

The review status is indicated next to each policy. Appendix 1 sets this out in summary form and also indicates which current policy it will supersede upon adoption. The review status is one of the following:

- **No Update:** The policy continues to comply with national policy and the evidence base has determined it is still effective as it stands.
- **Minor Update:** The Policy only requires minor amendments (such as factual updates) that do not change the overall meaning or direction of the policy.
- **Major Update or New Policy:** Changes in national policy or updated evidence suggests that the policy may require updating in full or that new Policies are required.

### Policy Themes

The District Plan policies are contained within the following themed sections:

<b>Sustainability</b>
<b>Natural Environment and Green Infrastructure</b>
<b>Countryside</b>
<b>Built Environment</b>
<b>Transport</b>
<b>Economy</b>
<b>Sustainable Communities</b>
<b>Housing</b>
<b>Infrastructure</b>

# Chapter 8



Sustainability

# 8. Sustainability



Policies in this chapter:	
<b>Sustainability</b>	<b>DPS1:</b> Climate Change
	<b>H4:</b> Sustainable Design and Construction
	<b>DPS3:</b> Renewable and Low Carbon Energy Schemes
	<b>DPS4:</b> Flood Risk and Drainage
	<b>DPS5:</b> Water Infrastructure and the Water Environment
	<b>DPS6:</b> Health and Wellbeing

All development can play its part in taking action on climate change, however, the opportunities and measures available may vary depending on the type of development. Applicants will need to consider climate change at an early stage and incorporate measures to:

- Reduce carbon emissions
- Maximise carbon sequestration
- Adapt to and mitigate for climate change

## DPS1: Climate Change

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>1</b> – Sustainable Development and Adaptation to Climate Change <b>5</b> – Create and Maintain Green Infrastructure

The impacts of climate change are seen in both the built and natural environment. The planning system is a tool that provides an opportunity to minimise vulnerability to the effects of climate change. Policy DPS1 is an overarching policy that sets out principles and signposts to other more detailed policies. It sets out that the Council will take an integrated and holistic approach to address the causes of climate change and to increase resilience to the effects of climate change.



## DPS1: Climate Change

The Council will take an integrated and holistic approach to address the causes of climate change and to increase resilience to the effects of climate change. This will be achieved by:

### Reducing carbon emissions

- a. Development will be expected to demonstrate that measures have been taken to reduce carbon emissions, including improvements in energy efficiency and in the design and construction of buildings. This includes new buildings and the conversions of existing buildings. Detailed requirements are set out in Policies DPS2: Sustainable Design and Construction, DPS3: Renewable and Low Carbon Energy Schemes, and the Mid Sussex Design Guide SPD.
- b. The Council will support renewable and low carbon energy schemes in line with the requirements set out in Policy DPS3: Renewable and Low Carbon Energy Schemes.
- c. Development should adopt the principles of the 20-minute neighbourhood and prioritise active travel such as walking and cycling and sustainable transport such as public transport to reduce reliance on private modes of transport and to facilitate healthy lifestyles. Detailed requirements are set out in Policies DPT1: Placemaking and Connectivity; DPT3: Active Travel; and DPB1: Character and Design.
- d. Development likely to be sources of other greenhouse gas emissions (methane, nitrous oxide and fluorinated gases) will be expected to demonstrate that opportunities have been taken to reduce these emissions. This includes proposals that may use these other greenhouse gases in their design and operation, for example, refrigerants and air conditioning systems.

### Maximising carbon sequestration

- e. Development should protect existing trees, woodland and hedgerows and seek opportunities to plant appropriate species of trees in appropriate places. Detailed policy requirements are set out in Policy DPN4: Trees, Woodland and Hedgerows.
- f. Development will be expected to protect existing carbon sinks and take opportunities to provide nature-based solutions for carbon capture.
- g. Development will be expected to take opportunities to improve soil health and minimise disturbance to soils in order to protect soil biodiversity and carbon storage. Detailed policy requirements are set out in Policies DPN1: Biodiversity, Geodiversity and Nature Recovery, and DPS2: Sustainable Design and Construction.



## Climate change adaptation and mitigation

h. Development must be designed to minimise vulnerability from the effects of climate change particularly in terms of overheating, flood risk and water supply. Detailed policy requirements are set out in Policies DPS2: Sustainable Design and Construction; DPS4: Flood Risk and Drainage; and DPS5: Water Infrastructure and the Water Environment.

i. Development will be expected to incorporate green infrastructure and nature-based solutions to moderate surface and air temperatures, increase biodiversity and as part of sustainable drainage systems. Detailed requirements are set out in Policies DPB1: Character and Design; DPS4: Flood Risk and Drainage; and DPN3: Green Infrastructure.

j. Development will be expected to achieve a net gain in biodiversity and contribute to ecological networks. Detailed policy requirements are set out in Policies DPN1: Biodiversity, Geodiversity and Nature Recovery, and DPN2: Biodiversity Net Gain.

k. The Council will seek adaptation and mitigation measures that improve resilience to climate change and allow communities, businesses, buildings, infrastructure and ecology to adapt to the impacts of climate change.



## DPS2: Sustainable Design and Construction

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Major Update</b>
<b>Strategic Objectives:</b>	<b>1 – Sustainable Development and Adaptation to Climate Change</b>

All development in its design, construction, operation and use will be expected to contribute to the reduction of carbon emissions, increase resilience to the impacts of climate change and improve sustainability. Applicants will need to consider:

- Measures that move towards zero carbon development;
- Energy use;
- Preventing overheating;
- Water resources and water efficiency;
- Soil protection; and
- Minimising waste.

To help ensure development design and construction contributes to the reduction of carbon emissions and delivers a sustainable development, the BREEAM sustainability assessment method will be utilised and applied.

BREEAM is an industry recognised sustainability assessment and rating methodology. Assessment and rating certification is delivered through accredited third-party assessors. BREEAM assessments consider a wide range of sustainability factors and are completed throughout the lifecycle of the development. The assessments include an analysis of energy use, health and wellbeing, innovation, land use, materials, management, pollution, transport, waste and water.

Where applicable, consideration of how the appropriate design standard will be achieved must start at the inception stage of the design process in order to maximise the developments potential

to achieve the highest scores. Details should be set out in the accompanying Design and Access Statement, including evidence of registration of the project with BREEAM. Unless otherwise agreed, compliance with BREEAM and Home Quality Mark (HQM) standards shall be demonstrated via formal certification. Equivalent standards for buildings by nationally recognised certification bodies may also be accepted, such as Passivhaus or AECB standards.

According to the Department for Environment Food & Rural Affairs (UK Statistics on Waste July 2021) the development industry made up over half (62%) of the UK’s total waste production in 2018 from construction, demolition and excavation. In addition, a notable proportion of materials delivered to building sites are never used and go straight to waste.

In order to help move away from a linear economy where products are made to be used and sent to waste, and towards a circular economy which looks to minimise waste production all developments will be expected to demonstrate how they will follow the waste hierarchy and avoid any avoidable waste production and disposal. This can be achieved by:

- prioritising the use of previously developed land and buildings,
- reusing and recycling of appropriate materials that arise through demolition and refurbishment, including the reuse of non-contaminated excavation soil and hardcore within the site,
- prioritising the use of locally sourced and/ or sustainable materials and construction techniques, and
- using resilient, low maintenance materials

## DPS2: Sustainable Design and Construction

All developments are required to submit a Sustainability Statement to demonstrate how through its design,

construction, operation and use it will contribute to the reduction of carbon emissions, increase resilience to the impacts of climate change and improve sustainability.

Prioritise retention and retrofit of existing buildings or structures to capture the embodied energy associated with the building’s original construction unless it can be demonstrated to be unviable to do so.

Development, as defined below, will be required to meet the relevant minimum defined standards until they are superseded by higher national standards<sup>2</sup>. Sustainable Settlement Allocations DPSC1 – DPSC3 will need to meet higher standards where specified in DPH4

### Towards zero carbon development

Unless it can be demonstrated that doing so is not technically feasible or unviable, development will be required to achieve the minimum standards below:

Development Type	Scale of Development	Minimum Standard
Residential new build	Up to 150 dwellings	HQM 3 Star*
Residential new build	> 150 dwellings	HQM 3.5 Star*
Residential Refurbishment	Major	HQM 3 Star*
Non-residential new build <sup>3</sup>	All	BREEAM Excellent**
Non-residential Refurbishment	Over 500m <sup>2</sup>	BREEAM Excellent - Refurbishment and Fit-Out Technical Standards**
Sustainable Settlement allocations – Residential	1000+	Refer to DPH4



<sup>2</sup> References to major development are as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015 or as amended.

<sup>3</sup> Defined as development falling outside of Use Class C3 as defined by The Town and Country Planning (Use Classes) Order 1987 (as amended).

\* Developments must achieve a minimum score of 50 credits in the energy category and 12 in the water category.  
\*\*Developments must achieve an 'Outstanding' rating in energy and water categories and demonstrate reasonable endeavours to achieve an 'Outstanding' rating overall.

### **Assessment frameworks**

Planning applications should be accompanied by a pre-assessment, demonstrating how the BREEAM Technical Standards and/or Home Quality Mark (HQM) Star rating, or any future replacement standards, will be met. Evidence demonstrating the project has been registered with BRE during the design stage shall be submitted with any application and conditions will be imposed to secure appropriate certification to demonstrate compliance with this policy.

#### *Householder development*

Proposals for householder development are encouraged to be as energy efficient and sustainable as possible incorporating the principles of both this policy and Policy DPS1: Climate Change.

### **Energy use**

All new developments should follow the energy hierarchy to contribute to reducing carbon emissions: being lean (using less energy), being clean (supplying energy efficiently) and being green (using renewable energy).

Demonstrate how opportunities for incorporating decentralised, renewable and low carbon energy schemes

have been taken into all new development in line with Policy DPS3: Renewable and Low Energy Carbon Schemes.

### **Prevent overheating**

All new development shall demonstrate how design measures have been incorporated to:

- minimise potential overheating such as through the layout, orientation and design of buildings;
- maximise passive cooling through natural ventilation and other passive means. Reliance on air conditioning systems should be avoided. Green and blue infrastructure should be incorporated in line with Policy DPN3: Green Infrastructure to provide natural cooling and shading.

### **Water resources and water efficiency**

New development proposals must accord with the findings of the Gatwick Sub Region Water Cycle Study with respect to water resources, water quality, water supply and wastewater treatment.

To achieve the sustainable water consumption rates above all development must demonstrate that opportunities have been taken to incorporate measures to reduce water use and reuse water including:

- Water efficient fittings and appliances;
- Rainwater harvesting;
- Greywater recycling; and
- Sustainable drainage systems in accordance with Policy DPS4: Flood Risk and Drainage.

All development will be required to meet the relevant minimum standards set out above until they are superseded by higher national standards.

## Soil

Best practice should be complied with to protect soils during construction from compaction, pollution and erosion. Undisturbed soils should be protected and measures should be taken to minimise sterilisation of soils by permanent impermeable surfaces.



## Minimise waste

In accordance with relevant policies in the West Sussex Waste Local Plan, all development will be required to support the circular economy by minimising construction, demolition and excavation waste disposed of in landfill and follow the waste hierarchy to maximise recycling and re-use of material.

New development shall be designed with adequate and easily accessible storage space that supports separate collection of dry recyclables and food waste, as well as

residual waste taking account of guidance in the Mid Sussex Design Guide SPD.



## DPS3: Renewable and Low Carbon Energy Schemes

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>1 – Sustainable Development and Adaptation to Climate Change</b>

Carbon emissions in Mid Sussex reduced by 38% between 2005 and 2018<sup>4</sup>, supported by a reduction in fuel consumption and an increase in cleaner sources of energy. Over the same 13-year period, fuel consumption in Mid Sussex fell by 9.5% to 3,048.4 GWh. The largest consumer sector remains the Domestic sector followed by Road Transport and Industry & Commercial.

The Mid Sussex Sustainable Energy Study (2014) assessed the potential for renewable energy schemes in Mid Sussex and concluded that the level of technical and capacity constraints in the District were likely to prevent major new renewable energy schemes from coming forward over the Plan period. Renewable energy schemes were likely to be relatively small-scale and the local community could have a key role through Neighbourhood Plans or other local initiatives. Such projects could help support energy security, respond to fuel poverty, reduce carbon emissions and provide a longer-term financial return for communities.

The National Planning Policy Framework (paragraph 155, NPPF) lists the use of renewable resources, including the development of renewable energy, as a core planning principle. Paragraphs 155 and 156 of the NPPF requires local planning authorities to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily and support community-led initiatives for renewable and low carbon energy.

In relation to Gatwick Airport, any proposed development would need to comply with Aerodrome Safeguarding requirements to ensure that the operational integrity and safety of the airport are not compromised. Schemes such as large banks of solar panels will

need to be assessed at an early stage as they have the potential to impact on navigational aids at the airport.

<sup>4</sup> Source: Department for Business, Energy & Industrial Strategy, 2020 (CO2 emissions estimates 2005-2018 in Mid Sussex (tonnes per capita))

## DPS3: Renewable and Low Carbon Energy Schemes

Proposals for new renewable and low carbon energy projects (other than wind energy development – see below), including community-led schemes, will be permitted provided that any adverse local impacts, including cumulative, can be made acceptable, with particular regard to:

- i. Landscape and visual impacts such as on the setting of the South Downs National Park and High Weald Area of Outstanding Natural Beauty, and the appearance of existing buildings;
- ii. Ecology and biodiversity, including protected species, and designated and non-designated wildlife sites;
- iii. Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access.

Proposals for wind energy development involving one or more wind turbines will be granted if:

- the development site is in an area identified as suitable for wind energy development in the 2014 Sustainable Energy Study, or as updated;
- the development is of an appropriate scale; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

Assessment of impacts will need to be based on the best available evidence, including landscape capacity studies.

Opportunities for incorporating decentralised, renewable and low carbon energy schemes into all new development should be considered from the outset utilising the Mid Sussex Design Guide SPD.

For all new proposals, there should be appropriate plans and mechanisms in place for the removal of the installation on cessation of generation and restoration of the site to either its original use or an acceptable alternative use.



## DPS4: Flood Risk and Drainage

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>No Update</b>
<b>Strategic Objectives:</b>	<b>1 – Sustainable Development and Adaptation to Climate Change</b>

The district is generally an area of low flood risk. The main flood risk is from surface water (pluvial), followed by risk from rivers and streams (fluvial). The Strategic Flood Risk Assessment identifies areas that are at risk from flooding from a range of sources and

has been used to inform the preparation of the District Plan. Strategic Flood Risk Assessment mapping is kept up-to-date with new flood events and updated releases of information from the Environment Agency.

The Strategic Flood Risk Assessment provides information on the use of Sustainable Drainage Systems (SuDS) to avoid increased flood risk or adverse impact on water quality. Well-designed SuDS rarely function with only a single purpose and should be considered early in the design process due to their relationship with other design considerations. The Mid Sussex Design Guide SPD contains advice and examples of incorporating SuDS into developments.

Guidance on the potential benefits, suitability and feasibility for different SuDS types is available in the 'Water. People. Places.' document prepared for South East England authorities. This guidance should be used as part of the initial planning and design process for all types of residential, commercial and industrial development.

Development proposals in areas at risk of flooding will be considered in accordance with the National Planning Policy Framework (paragraphs 166, 167 and 168). Development proposals in areas at risk of flooding should be supported by site-specific flood risk assessments in accordance with paragraphs 167 and 168 of the NPPF.

The 2020 Gatwick Sub Region Water Cycle Study provides an assessment of the capacity of current water infrastructure to accommodate growth without adversely affecting the environment. The Study sets out a number of recommendations that address capacity and quality issues identified in the Study, summarised in Section 13.2. The use of Sustainable Drainage Systems (SuDS) continue to have an important role in managing flood risk, with added potential benefits on water resources, climate resilience, water quality, biodiversity and amenity.

## DPS4: Flood Risk and Drainage

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development<sup>5</sup> unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality.

Arrangements for the long-term maintenance and management of SuDS must also be identified through a maintenance and management plan, to be secured by condition at planning application stage.

For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

<sup>5</sup> As set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

The preferred hierarchy of managing surface water drainage from any development is:

1. Infiltration Measures,
2. Attenuation and discharge to watercourses; and if these cannot be met,
3. Discharge to surface water only sewers.

Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.

## DPS5: Water Infrastructure and Water Environment

### **Policy:**

### **Review Status:**

### **Strategic Objectives:**

### **Non Strategic**

### **Minor Update**

### **1 – Sustainable**

Development and Adaptation to Climate Change

**6 – Infrastructure to Support Sustainable Communities**

Mid Sussex District is located in an area of serious water stress. Development must be positively planned to minimise its impact on water resources and water quality and to provide resilience against the impacts of climate change including security of water supply.

A growing population and an increase in development will place pressure on wastewater treatment works, with some having limited available capacity to meet these needs.

Developers will be required to demonstrate that there is adequate capacity or additional infrastructure can be provided in time both on and off the site to serve the development and that it would not lead to problems for existing users. Developers will need to show that they have engaged with service providers at the earliest

opportunity to establish the proposed development's demand for water supply and wastewater infrastructure and how this can be met. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure.

It is essential to ensure that infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages with associated low pressure water supply problems. Where there is a capacity constraint and no improvements are programmed by the statutory undertaker the developer will need to contact the statutory undertaker/s to agree the improvements required and how these will be funded prior to any occupation of the development.

## DPS5: Water Infrastructure and Water Environment

Development should protect and enhance water resources and water quality and take measures to control pollution of the water environment. Development will only be permitted where it can be demonstrated that it would not result in an unacceptable risk to or adversely affect the quality, quantity, levels and ecology of surface water and groundwater resources including reservoirs.

### Water infrastructure

Development proposals which increase the demand for off-site water service infrastructure will be permitted where the applicant can demonstrate:

- that sufficient capacity already exists off-site for foul and surface water provision. Where capacity off-site is not available, proposals must set out

how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development's occupation; and

- that there is adequate water supply infrastructure to serve the development. Where water supply infrastructure is not sufficient or available, proposals must set out how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development's occupation.

Planning conditions and/ or obligations will be used to secure necessary infrastructure provision.

Development should connect to a public sewage treatment works. If this is not feasible, proposals should be supported by sufficient information to understand the potential implications for the water environment.

The development or expansion of water supply or sewerage/ sewage treatment facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long-term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impacts and that any such adverse impact is minimised.



## DPS6: Health and Wellbeing

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>1</b> – Sustainable Development and Adaptation to Climate Change <b>5</b> – Create and Maintain Green Infrastructure <b>6</b> – Infrastructure to Support Sustainable Communities <b>12</b> – Support Safe, Healthy and Inclusive Communities <b>13</b> – Provide Housing to Meet Community Needs <b>14</b> – Create Accessible Environments <b>15</b> – Provide Cultural, Leisure and Sporting Facilities

The built and natural environment is a determinant of health and wellbeing. The places where people live and work can affect health and wellbeing both positively and negatively. The design and quality of neighbourhoods can create opportunities to facilitate healthy lifestyles such as through the provision of green space, inclusive design, adopting the principles of a 20 minute neighbourhood and supporting the ability to choose to walk and cycle over the use of the private car. The design and quality of neighbourhoods can also exacerbate health inequalities such as through the convenience of unhealthy food choices or high levels of pollution or crime.

Whilst Mid Sussex is one of the least deprived areas in the country, there are opportunities to improve health and wellbeing through the creation and management of a high quality built and natural environment. This policy sets out the measures that development must take to ensure a positive impact on health and wellbeing and to enable healthy lifestyles.

This policy primarily relates to new residential and commercial

development, however, all development, including householder development, can contribute to enabling healthy lifestyles such as by incorporating measures to reduce crime and to provide resilience against the effects of climate change.

Proposals for major residential and commercial development need to undertake a screening for a Health Impact Assessment (HIA). A Health Impact Assessment is a useful tool that helps to identify the health impacts of a proposed plan or project and can ensure future health and wellbeing needs are met. An HIA makes recommendations to maximise the positive health and wellbeing impacts, minimise the negative health and wellbeing impacts and reduce health inequalities.

## DPS6: Health and Wellbeing

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

In order to maximise opportunities to enable healthy lifestyles, all new development must (where applicable for the type of development proposed):

- i. Be of high quality in its design and construction and be set within an attractive environment;
- ii. Be well-designed to ensure legibility of layout and the public realm including through the use of materials;
- iii. Meet the needs of the community through accessible, inclusive and safe design including incorporating measures to reduce opportunities for crime;
- iv. Prioritise active travel such as walking and cycling and sustainable transport such as public transport;
- v. Incorporate green infrastructure and biodiversity;

- vi. Provide opportunities for both high quality private outdoor space and publicly accessible open and green space;
- vii. Support and facilitate healthy eating including through the provision, where possible, of local and domestic food production such as allotments, community growing spaces and community orchards;
- viii. Be supported by the necessary infrastructure;
- ix. Take opportunities to increase community connectivity and social inclusion such as by providing spaces for the community to gather, socialise and interact;
- x. Take opportunities to improve the factors that can contribute to poor health and social inequalities such as noise, air quality, crime, access to education and employment, and local amenity; and
- xi. Incorporate measures to provide resilience against the effects of climate change including overheating, flood risk and drought.

Detailed policy requirements are set out elsewhere in this Plan.

Proposals for major residential and major commercial developments\* must set out how they address the requirements of this policy as part of a planning application. In order to satisfy this policy requirement, applicants will need to undertake a screening for a Health Impact Assessment (HIA). If necessary, a full HIA proportionate to the development proposed, will need to be prepared to demonstrate the health outcomes on the health and wellbeing of communities.

\*As defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015 or as amended.



# Chapter 9



Natural Environment & Green Infrastructure

# 9. Natural Environment & Green Infrastructure



Policies in this chapter:	
<b>Natural Environment and Green Infrastructure</b>	<b>DPN1:</b> Biodiversity, Geodiversity and Nature Recovery
	<b>DPN2:</b> Biodiversity Net Gain
	<b>DPN3:</b> Green Infrastructure
	<b>DPN4:</b> Trees, Woodland and Hedgerows
	<b>DPN5:</b> Historic Parks and Gardens
	<b>DPN6:</b> Pollution
	<b>DPN7:</b> Noise Impacts
	<b>DPN8:</b> Light Impacts and Dark Skies
	<b>DPN9:</b> Air Quality
	<b>DPN10:</b> Land Stability and Contaminated Land

## DPN1: Biodiversity, Geodiversity and Nature Recovery

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Major Update</b>
<b>Strategic Objectives:</b>	<b>3</b> – Protected Valued Landscapes <b>5</b> – Create and Maintain Green Infrastructure

Biodiversity and geodiversity are important natural capital assets and provide benefits as part of ecosystem services. Nature recovery is important for delivering improvements to nature, ecological

networks and green infrastructure.

The District has a number of valued landscapes, habitats and species that need to be protected and enhanced. There are:

- 13 Sites of Special Scientific Interest (SSSI)
- 50 Local Wildlife Sites (LWS)
- 6 Local Nature Reserves (LNR)
- Over 1,400 areas of ancient woodland covering over 5,200Ha.
- Priority habitats found in Mid Sussex including ancient woodland, coastal & floodplain grazing marsh, deciduous woodland, ghyll woodland, lowland calcareous grassland, lowland fen, lowland heathland, lowland meadow, reedbed, traditional orchard, and wood-pasture & parkland.

Whilst designated nature conservation sites and priority habitats are of significant value, the overall ecological network of habitats and species is important for biodiversity and nature recovery. The fragmentation of habitats and deterioration of the wider ecological network is a threat to biodiversity and nature recovery particularly in the context of climate change.

Soil is a valuable natural resource and is under threat from loss and degradation. The structure and health of soil is important for food production, biodiversity and carbon storage. Development should protect and enhance soils.

All development can contribute to biodiversity improvements and

nature recovery and it is expected that development incorporates biodiversity features; restores, enhances and creates ecological networks; and delivers green infrastructure. Development should align with the objectives and priorities of the Local Nature Recovery Strategy and other relevant local strategies.

## DPN1: Biodiversity, Geodiversity and Nature Recovery

Biodiversity and geodiversity are important natural capital assets and provide benefits as part of ecosystem services. Nature recovery is important for delivering improvements to nature, ecological networks and green infrastructure.

Development proposals will also need to be in accordance with DPN2: Biodiversity Net Gain.

Biodiversity will be protected and enhanced by ensuring development:

- Protects existing biodiversity by retaining features of interest, including connecting routes as part of wider ecological networks, and ensuring the appropriate long-term management of those features;
- Takes appropriate measures to avoid and reduce disturbance to sensitive habitats and species in accordance with the mitigation hierarchy set out in national policy. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances and as a last resort);
- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within

developments;

- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience;
- Promotes the restoration, management and expansion of priority habitats in the District; and
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Local Wildlife Sites, Local Nature Reserves and irreplaceable habitats such as Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including priority habitats, wildlife corridors, ancient, aged or veteran trees, Biodiversity Opportunity Areas, areas identified for nature recovery, and Nature Improvement Areas.

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

Soils are important for biodiversity and carbon storage. Soils will be protected and enhanced, including the best and most versatile agricultural land, by development avoiding soil disturbance, compaction and erosion. Development should not result in soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

Development should seek to meet the objectives of the Local Nature Recovery Strategy, taking opportunities to deliver ecological networks and green infrastructure. Development

will need to demonstrate that it will not harm or adversely affect an area or areas identified as opportunities for nature recovery.

## DPN2: Biodiversity Net Gain

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>3</b> – Protected Valued Landscapes
	<b>5</b> – Create and Maintain Green Infrastructure

The requirement for mandatory biodiversity net gain was introduced by the Environment Act 2021. 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.

The mitigation hierarchy set out in the National Planning Policy Framework should be followed: firstly by avoiding harm to biodiversity, then providing mitigation with compensation as a last resort.

The Council will encourage development to maximise opportunities to deliver higher levels of biodiversity net gain especially where development is located in or in proximity to the Biodiversity Opportunity Areas or priority habitats.

## DPN2: Biodiversity Net Gain

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

Development will need to demonstrate through a Biodiversity Gain Plan that measurable and meaningful net gains for biodiversity will be achieved and will be secured and managed appropriately.

### Principles of Biodiversity Net Gain

Development will need to demonstrate that good practice principles for biodiversity net gain have been followed.

Development will need to demonstrate that the mitigation hierarchy has been followed.



Proposals for biodiversity net gain will also need to be in accordance with Policies DPN1: Biodiversity, Geodiversity and Nature Recovery; DPN3: Green Infrastructure; and DPN4: Trees, Woodland and Hedgerows, and avoid harm to irreplaceable habitats, protected sites and priority habitats.

Biodiversity net gain, including off-site biodiversity net gain, should align with the objectives and priorities of the Nature Recovery Network, Local Nature Recovery Strategy and other relevant local strategies, contributing and connecting to wider ecological networks and green infrastructure. Consideration should be given to landscape character when developing proposals for biodiversity net gain.

It is expected that development proposals will enhance existing biodiversity and incorporate features to encourage biodiversity and pollination within and around the development.

### **Level of Biodiversity Net Gain**

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

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

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

The Council will publish further guidance on delivering

biodiversity net gain on its website. This guidance will be reviewed periodically to ensure it reflects local priorities and opportunities.

## **DPN3: Green Infrastructure**

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>5</b> – Create and Maintain Green Infrastructure <b>6</b> – Infrastructure to Support Sustainable Communities <b>15</b> – Provide Cultural, Leisure and Sporting Facilities

Green infrastructure (including blue infrastructure) delivers a range of environmental, social and economic benefits including resilience to climate change, positive health and wellbeing effects, nature-based solutions and supporting nature recovery.

Existing green infrastructure assets, links and the overall multi-functional network will be protected and new green infrastructure will be encouraged as part of development proposals. To ensure the existing green infrastructure network is protected, important green infrastructure assets and links will be safeguarded from development.

Land which will be required to create and deliver a multi-functional 'Green Circle' around Burgess Hill will be safeguarded from development. In particular, the following areas as shown on the Policies Maps will be safeguarded as green infrastructure and allocated for informal open space:

- Batchelors Field;
- Land south of Greenlands Drive;
- Nightingale Lane Meadows/ Nightingale Lane Open Space;
- Hammonds Ridge Meadows;

- Maltings Farm;
- Malthouse Lane Meadows;
- Eastlands Farm;
- Grassmere Meadow;
- Pangdene Lane Meadows;
- Land north of Sussex Way;
- Land to the north of Sheddingdean and Leylands Park;
- Bedelands Farm Local Nature Reserve;
- Land along the railway line to the north and south of Wivelsfield Station; and
- Land in the Northern Arc.

The following areas as shown on the Policies Maps will be safeguarded as green infrastructure and allocated for informal open space or linear open space:

- Land from Turvey Wood/ Franklands Wood to the Scrase Valley, Haywards Heath
- Ashenground and Bolnore Woods, Haywards Heath
- Ashplats Wood, East Grinstead
- Spring Copse, East Grinstead
- St. Margaret's Loop, East Grinstead
- Worth Way
- Forest Way

## DPN3: Green Infrastructure

Green infrastructure (including blue infrastructure) delivers a range of environmental, social and economic benefits including resilience to the effects of climate change, positive health and wellbeing effects, nature-based solutions and supporting nature recovery.

Green infrastructure assets, links and the overall multi-functional network will be protected and enhanced by ensuring development:

- Responds to and incorporates existing on-site and off-site green infrastructure into the development design;

and

- Provides new green infrastructure integrated into the development design; and
- Contributes to the wider green infrastructure network by taking opportunities to improve, enhance, manage and restore green infrastructure, and providing links to existing green infrastructure including outside the development's boundaries.

Applicants should consider from the outset the landscape assets of the site and how they may be used to create part of a coherent landscape structure that links to existing and proposed landscapes to form open space networks whenever possible, revealing existing landscape features.

Green infrastructure design will be expected to demonstrate that opportunities have been taken to:

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

Green infrastructure design should be informed by and respond to existing evidence and guidance on the multi-functional green infrastructure network including Biodiversity Opportunity Area statements, priority habitats, green infrastructure mapping, ecological surveys and landscape character assessments.

Appropriate arrangements and funding for the future long-term management and maintenance of green infrastructure should be identified and implemented. Where appropriate, the Council will seek to secure this via planning conditions and/or planning obligations.

To help deliver a multi-functional green infrastructure network and to protect existing green infrastructure assets

and links, the Council has identified land to be safeguarded from development as shown on the Policies Map.

Land which will be required to create and deliver a multi-functional 'Green Circle' around Burgess Hill will be safeguarded from development and the 'Green Circle' will be allocated for informal open space as shown on the Policies Map.

Important green infrastructure assets and links will be safeguarded and allocated for informal open space or linear open space as shown on the Policies Maps.



## DPN4: Trees, Woodland and Hedgerows

<b>Policy:</b>	<b>Non Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>3</b> – Protect Valued Landscapes
	<b>4</b> – Protected Built and Historic Environment
	<b>5</b> – Create and Maintain Green Infrastructure

Trees, woodland and hedgerows make a valuable landscape, amenity and biodiversity contribution to the District, both in urban and rural areas. Mid Sussex is a heavily wooded district with two thirds of this being ancient woodland.

Trees, woodland and hedgerows form part of the District's green infrastructure, and in particular, are important for health and well-being, biodiversity, and increasing resilience to the effects of climate change.

Ancient woods are irreplaceable wildlife habitats with complex ecological conditions that have developed over centuries. They contain a wide range of wildlife including rare species, however, because the resource is limited and highly fragmented, ancient woodland and their associated wildlife are particularly vulnerable and must be protected from damaging effects of adjacent and nearby land uses that could threaten the integrity of the habitat and survival of its special characteristics.

The District Plan recognises this contribution and will support the protection of trees, woodland and hedgerows, as well as encouraging new planting. Development will be required to incorporate trees, woodland and hedgerows into the design and landscaping scheme.

All hedgerows on farmland and open land are protected and consent is required from the District Council to remove them. The Hedgerow Regulations 1997 also define 'important' hedgerows as

being of particular archaeological, historical, wildlife or landscape value.

The District Council will make Tree Preservation Orders or attach planning conditions, in line with national guidance, to protect specific trees, a group of trees or woodlands in the interests of amenity or where they are threatened by development. The amenity value of trees will take into account visibility and characteristics relating to the individual, collective and wider impact including:

- Size and form; and
- Future potential as an amenity; and
- Rarity, cultural or historical value; and
- Contribution to, and relationship with, the landscape; and
- Contribution to the character and appearance of a conservation area.

## DPN4: Trees, Woodland and Hedgerows

Trees, woodland and hedgerows are valuable natural capital assets including for biodiversity, nature recovery, green infrastructure, health and wellbeing, and increasing resilience to the effects of climate change.

### **Protection of trees, woodland and hedgerows**

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and ancient, aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Development (including construction and operational activities) resulting in the direct or indirect deterioration or loss of irreplaceable habitats including ancient woodland and ancient, aged or veteran trees will not be permitted unless there are wholly exceptional reasons and in such circumstances, appropriate compensation measures will be provided.

### **New trees, woodland and hedgerows**

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Proposals for new woodland creation will need to follow best practice guidance and take into account a range of considerations including:

- The biodiversity and amenity value of the existing habitat; and
- The landscape and its character; and
- Heritage and archaeology features; and
- Protected species; and
- Opportunities for natural regeneration; and
- Opportunities to connect to and extend existing woodland; and
- The long-term management arrangements for new woodland planting; and
- Resilience to the effects of pests, disease and climate change.

### **Development and trees, woodland and hedgerows**

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

- incorporates existing important trees, woodland and hedgerows into the design of new



- development and its landscape scheme; prevents damage to root systems and takes account of expected future growth; and where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management;
- has appropriate protection measures throughout the development process;
- secures appropriate long-term management arrangements;
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
- does not sever ecological corridors created by these assets.

### Works to trees

Proposals for works to trees, including felling, will be considered taking into account:

- the condition and health of the trees; and
- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and
- any replanting proposals.

Inappropriate or excessive works to trees that will damage their health and/or amenity value will be resisted.

Proposals for works to trees, including felling, may be refused if sufficient information is not provided to justify why works are necessary.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a

minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

### Use of buffer zones

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary. A buffer will also be required for ancient, aged and veteran trees and should be at least 15 times larger than the diameter of the tree or 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. The size of a required buffer zone may vary according to the nature of the site and the proposed development, and if there are other impacts likely to extend beyond the minimum buffer zone distance. Buffer zones should contribute to green infrastructure and wider ecological networks and consist of a semi-natural habitat with appropriate planting. These requirements for an ancient woodland or tree buffer will apply unless superseded by a more environmentally favourable national standard set out in legislation or guidance.



## DPN5: Historic Parks and Gardens

<b>Policy:</b>	<b>Non Strategic</b>
<b>Review Status:</b>	<b>No Update</b>
<b>Strategic Objectives:</b>	<b>3</b> – Protect Valued Landscapes <b>11</b> – Support Mid Sussex as a Visitor Destination

There are 9 Registered Parks and Gardens of Special Historic Interest in Mid Sussex. In addition there are a large number of historic parks and gardens which are unregistered but which appear on the West Sussex Historic Environment Record. The need to protect such landscapes is also recognised.

### DPN5: Historic Parks and Gardens

The character, appearance and setting of a registered park or garden, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park or garden, or park or garden of special local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.



## DPN6: Pollution

<b>Policy:</b>	<b>Non Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>3</b> – Protect Valued Landscapes <b>12</b> – Support Safe, Healthy and Inclusive Communities

To protect people, their health and quality of life, and the natural environment, a suite of policies has been developed to prevent development resulting in pollution or hazards. This policy makes clear that all forms of pollution are included with more detailed policy requirements for noise impacts, light impacts, air quality, land stability and contaminated land. This policy also makes clear that mitigation measures may be necessary for development likely to increase levels of pollution.

The Council will publish detailed guidance on its website.

### DPN6: Pollution

Development should not result in pollution or hazards, including air, noise, vibration, light, water, soil, odour, dust or other pollutants, which significantly adversely impact on people, including health and quality of life, and the natural environment, including nature conservation sites.

Mitigation measures may need to be implemented for development that is likely to increase levels of pollution, taking into account any cumulative impacts.

Development proposals will need to take into account the Council's published guidance.<sup>6</sup>

<sup>6</sup> Air Quality and emissions mitigation guidance for Sussex (2020)

Detailed policy requirements are set out in Policies:

- DPN7: Noise Impacts
- DPN8: Light Impacts and Dark Skies
- DPN9: Air Quality
- DPN10: Land Stability and Contaminated Land



## DPN7: Noise Impacts

<b>Policy:</b>	<b>Non Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>3</b> – Protect Valued Landscapes <b>12</b> – Support Safe, Healthy and Inclusive Communities

New development needs to be managed to protect the natural environment and people's health and quality of life from unacceptable levels of noise.

Development proposals will need to take into account the Council's published guidance on noise impacts.

## DPN7: Noise Impacts

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

Areas valued for tranquillity for recreation and amenity reasons, including protected landscapes and their setting and nature conservation sites, will be protected from unacceptable levels of noise.

Development will only be permitted where it:

- avoids significant adverse impacts on health and quality of life; and
- mitigates and minimises adverse impacts on health and quality of life; and
- where possible, contributes to the improvement of health and quality of life.

Development will be expected to be located, designed and controlled to avoid or minimise any potential significant adverse impacts from noise. Development should have good acoustic design including orientating or organising buildings (including consideration of the internal layout of buildings) to locate more noise sensitive areas, such as the principal habitable rooms, away from potential sources of noise. Parking arrangements should be carefully considered to avoid noise and headlight nuisance.

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise, or other sources of high levels of noise such as commercial/ industrial sites or transport sources, unless adequate sound insulation measures, as supported by a noise assessment, are incorporated within the development.

Noise generating development will be permitted where

it can be demonstrated that nearby noise sensitive uses (existing or planned) will not be exposed to noise impact that will significantly adversely affect the amenity of existing and future users.

If required by the local planning authority, the applicant will be required to provide:

- an assessment of the impact of noise generated by a proposed development; or
- an assessment of the effect of noise by an existing noise source upon a proposed development.

Development proposals will need to take into account the Council's noise guidance.

## DPN8: Light Impacts and Dark Skies

<b>Policy:</b>	<b>Non Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>3</b> – Protect Valued Landscapes <b>12</b> – Support Safe, Healthy and Inclusive Communities

New development needs to be managed to protect the natural environment and people's health and quality of life from unacceptable levels of light pollution.

It is important that artificial light does not contribute to sky glow, glare and light spillage which impacts on the visibility of the night sky, biodiversity and local character. Dark night skies including those in protected landscapes should be valued and protected from light pollution.

## DPN8: Light Impacts and Dark Skies

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

Development proposals must demonstrate that all opportunities to reduce light pollution (including sky glow, glare and light spillage) have been taken including minimising impacts on local amenity, intrinsically dark landscapes including protected landscapes and areas important for nature conservation and nature recovery.

Artificial lighting proposals (including outdoor lighting, floodlighting and new street lighting) should be minimised in terms of intensity and number of fittings. The applicant should demonstrate that:

- the minimum amount of lighting necessary to achieve its purpose is specified or otherwise justified on safety or security grounds; and
- the design and specification of the lighting would minimise sky glow, glare and light spillage in relation to the visibility of the night sky, local amenity and local character; and
- the means of lighting would be unobtrusively sited and well-screened by landscaping; and
- low energy lighting is used; and
- there would not be an adverse impact on wildlife such as through consideration of the appropriate colour and temperature of lighting.

Where lighting of a landmark or heritage feature is proposed, the level and type of illumination used would enhance the feature itself.

Development proposals will need to take into account the Institute of Lighting Professionals guidance and other relevant guidance.



in measured nitrogen dioxide and various measures have been implemented designed to limit the exceedance of the nitrogen dioxide air quality objective.

## DPN9: Air Quality

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

The use of active and sustainable travel measures and green infrastructure to reduce pollution concentrations and exposure is encouraged.

Development proposals will need to take into account the Council's air quality guidance.

The Council will require applicants to demonstrate that there is not an unacceptable impact on air quality. The development should minimise any air quality impacts, including cumulative impacts from committed developments, both during the construction process and lifetime of the completed development, either through a redesign of the development proposal or, where this is not possible or sufficient, through appropriate mitigation.

Where sensitive development is proposed in areas of existing poor air quality and/ or where major development is proposed, including the development types set out in the Council's current guidance (Air Quality and Emissions Mitigation Guidance for Sussex (2021 or as updated)) an air quality assessment will be required.

Development proposals that are likely to have an impact on local air quality, including those in or within relevant proximity to existing or candidate Air Quality Management Areas (AQMAs) or designated nature conservation areas sensitive to changes in air quality, will need to demonstrate

## DPN9: Air Quality

<b>Policy:</b>	<b>Non Strategic</b>
<b>Review Status:</b>	<b>Minor Update (to policy SA38 Site Allocations DPD)</b>
<b>Strategic Objectives:</b>	<b>3 – Protect Valued Landscapes</b> <b>12 – Support Safe, Healthy and Inclusive Communities</b>

Air quality monitoring and modelling undertaken by the Council indicates that there is good air quality within most of the District. The main source of air pollution in the District is road traffic emissions mostly from major roads. Air pollution is associated with a number of adverse health impacts.

Mid Sussex District has one Air Quality Management Area (AQMA) at Stonepound Crossroads in Hassocks. It was declared in 2012 due to high levels of nitrogen dioxide and exceedances are attributed to the topography of the area and the volume of road traffic. Since the AQMA was declared there has been an overall reduction

measures/ mitigation that are incorporated into the design to minimise any impacts associated with air quality.

Mitigation measures will need to demonstrate how the proposal would make a positive contribution towards the aims of the Council's Air Quality Action Plan where it is relevant and be consistent with the Council's current guidance as stated above.

Mitigation measures will be secured either through a negotiation on a scheme, or via the use of planning condition and/ or planning obligation depending on the scale and nature of the development and its associated impacts on air quality.

In order to prevent adverse effects on the integrity of the Ashdown Forest SPA and SAC, new development likely to result in increased traffic may be expected to demonstrate how any air quality impacts, including in combination impacts, have been considered in relation to the Ashdown Forest SAC. Any development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate for any potential adverse effects.

## DPN10: Land Stability and Contaminated Land

<b>Policy:</b>	<b>Non Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>3</b> – Protect Valued Landscapes <b>12</b> – Support Safe, Healthy and Inclusive Communities

It is important to consider ground conditions when preparing

development proposals and any risks from land instability or contamination. Adequate and effective measures will be required to protect land stability and land quality, including measures to protect the natural environment and people from unacceptable risks.

## DPN10: Land Stability and Contaminated Land

Development proposals should consider if a site is suitable for its proposed use taking into account ground conditions and any risks from land instability or contamination.

Investigations and assessments of sites located in or in close proximity to potentially unstable or contaminated land will be required to be submitted as part of a planning application. The investigations and assessment work should consider the nature and extent of the risk, and potential impacts to human health, adjacent land uses and the natural environment.

Adequate and effective measures will be required to protect land stability and land quality, including measures to protect the natural environment. In particular, measures should be taken to avoid:

- unacceptable risks to the health of future users and occupiers of the development or people in the locality;
- risks to the structural integrity of buildings or structures on or adjoining the site;
- contamination to soil, watercourses, water bodies, groundwater or aquifers;
- harm to wildlife and the natural environment.

# Chapter 10



Countryside

# 10. Countryside



Policies in this chapter:	
<b>Countryside</b>	<b>DPC1:</b> Protection and Enhancement of the Countryside
	<b>DPC2:</b> Preventing Coalescence
	<b>DPC3:</b> New Homes in the Countryside
	<b>DPC4:</b> High Weald Area of Outstanding Natural Beauty
	<b>DPC5:</b> Setting of the South Downs National Park
	<b>DPC6:</b> Ashdown Forest SPA and SAC

## DPC1: Protection and Enhancement of the Countryside

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>3</b> – Protect Valued Landscapes <b>11</b> – Support Mid Sussex as a Visitor Destination <b>15</b> – Provide Cultural, Leisure and Sporting Facilities

Mid Sussex is a rural District, and the countryside is an asset that is highly valued by the Council and local residents and is recognised as having social value in enhancing the health and wellbeing of residents and visitors. The countryside is a working environment that needs to be managed in a way that enhances the

attractiveness of the rural environment whilst enabling traditional rural activities to continue. The rural economy will be supported by other policies within this Plan that permit small-scale development and changes of use that will further economic activities that are compatible with the District’s rural character. Its environmental worth will be protected and enhanced by the policies in this Plan.

The primary objective of the District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. At the same time, it seeks to enhance the countryside, support the rural economy by accommodating well-designed, appropriate new forms of development and changes in land use where a countryside location is required and where it does not adversely affect the rural environment.

The Capacity of Mid Sussex District to Accommodate Development Study (June 2014, paragraph 2.138) describes high quality soil as an invaluable and non-renewable natural resource and identifies provisional Agricultural Land Classification Grades across the District which suggest only 455.7 hectares of Grade 2 land (1.4% of the District) and no Grade 1 land within Mid Sussex. A large proportion of the District (63.8%) is Grade 3 land with the potential to be classified as Grade 3a (i.e. best and most versatile agricultural land). Not all land has been surveyed in detail and more detailed field surveys may be required to inform decisions about specific sites. Where identified, Grade 1, 2 and 3a agricultural land should be protected from development due to its economic importance and geological value. This is the land which is most flexible, productive and efficient and can best deliver future crops for food and non-food uses.

Minerals are a finite resource and can only be worked where they are found. Therefore it is important to use them in the most efficient manner to secure their long term conservation. Where a



development is sited in a West Sussex Minerals Consultation Area, further work will be required in conjunction with West Sussex County Council as the Minerals Planning Authority to identify whether minerals are accessible in sufficient amounts to be economically viable to extract.

## DPC1: Protection and Enhancement of the Countryside

The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

The best and most versatile agricultural land (Grades 1, 2 and 3a) will be protected from non-agricultural development proposals and will be protected from being covered by artificial surfaces that will prevent future use of the soils. Where significant development of any grade of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.

Development proposals should demonstrate they are informed by landscape character. The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans)

will be used to assess the impact of development proposals on the rural and landscape character.

Built-up area boundaries are subject to review by Neighbourhood Plans or through a Development Plan Document produced by the District Council.

Economically viable mineral reserves within the district will be safeguarded.



## DPC2: Preventing Coalescence

<b>Policy:</b>	<b>Non - Strategic</b>
<b>Review Status:</b>	<b>No Update</b>
<b>Strategic Objectives:</b>	<b>2</b> – Maintaining Settlement Identity and Character

The settlement pattern of Mid Sussex makes an important contribution to the distinctive character of Mid Sussex and therefore a strategic objective of the Plan is to promote well located and designed development that reflects the distinctive towns and villages, retains their separate identity and character and prevents coalescence.

### DPC2: Preventing Coalescence

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

Provided it is not in conflict with Policy DPC1: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements.

Local Gaps can be identified in Neighbourhood Plans or a Development Plan Document produced by the District Council, where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection.

## DPC3: New Homes in the Countryside

<b>Policy:</b>	<b>Non - Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>3</b> – Protect Valued Landscapes <b>10</b> – Support Strong and Diverse Rural Economy <b>13</b> – Provide Housing to Meet Community Needs

The National Planning Policy Framework is clear that the development of isolated homes should be avoided (paragraph 80). However, it is recognised that exceptional circumstances may exist that justify new homes in the countryside. The policy below provides clear guidance on how proposals for such developments will be considered. It also contains criteria on the re-use of rural buildings and replacement dwellings in the countryside.

### DPC3: New Homes in the Countryside

**1. New homes in the countryside, defined as areas outside the built-up area boundaries, will be permitted in specific circumstances, as set out below:**

- i. Accommodation is essential to enable the operation of an agricultural, forestry or similar rural enterprises requiring full time rural workers to live at, or near, their place of work;
- ii. In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality, is truly outstanding and would significantly enhance its immediate setting and is sensitive to the character of the local area;
- iii. Development would involve the subdivision of an existing residential building;
- iv. The proposed development meets the requirements of Policy DPH2: Sustainable Development –

- v. Built-Up Area; The proposed development is not in conflict with Policy DPC1: Protection and Enhancement of the Countryside; or
- vi. Affordable housing in accordance with Policy DPH38: Rural Exception Sites.

**2. Permanent agricultural (includes forestry and similar land-based rural enterprise requiring full time rural workers) dwellings will only be permitted to support existing agricultural activities on well-established agricultural units where:**

- i. The need cannot be fulfilled by another existing dwelling on, or any other existing accommodation near to, the agricultural unit; and
- ii. It can be proven that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times; and
- iii. It can be proven that the rural enterprise is economically viable. This should include demonstrating that the enterprise has been established continuously for the previous three years and profitable for at least one of them; and
- iv. It can be proven that the size and location of the dwelling is commensurate with the established functional requirement of the agricultural unit.

Temporary agricultural dwellings essential to support a new rural enterprise either on a newly created agricultural unit or on an established one will be subject to the criteria above and should normally be provided by temporary accommodation.

Applications for the removal of agricultural occupancy conditions will only be permitted where it can be proven that there is no longer any need for the dwelling for someone solely, mainly or last working in agriculture or forestry or other rural based enterprise. This will be based on an up-to-date assessment of the demand for farm (or other occupational) dwellings in the area as a whole, and not just

on a particular holding.

New 'granny annexes' that are physically separate to the dwelling are defined as a new home and are subject to the same requirements as above.

**3. Re-use of rural buildings for residential use**

The re-use and adaptation of rural buildings for residential use in the countryside will be permitted where it is not a recently constructed<sup>7</sup> agricultural building which has not been or has been little used for its original purpose and:

- i. the re-use would secure the future of a heritage asset; or
- ii. the re-use would lead to an enhancement of the immediate setting and the quality of the rural and landscape character of the area is maintained.

**4. Replacement dwellings in the countryside**

Replacement dwellings in the countryside will be permitted where:

- i. The residential use has not been abandoned;
- ii. Highway, access and parking requirements can be met;
- iii. The replacement dwelling is of equivalent size, scale and massing and within the same or similar position of the existing dwelling, unless there are demonstrable benefits in relocating the dwelling; and
- iv. The scale, size and massing of the replacement dwelling should maintain or where possible enhance the quality of the natural and/or built landscape, particularly in the High Weald Area of Outstanding Natural Beauty.

New dwellings, including conversions, located within the Ashdown Forest 7km Zone, will be required to comply with Policy DPC6: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

<sup>7</sup> The term 'recently constructed' will generally be held to apply to buildings constructed within five years of a planning application for their re-use or adaptation.

## DPC4: High Weald Area of Outstanding Natural Beauty

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>3</b> – Protect Valued Landscapes <b>11</b> – Support Mid Sussex as a Visitor Destination

An Area of Outstanding Natural Beauty (AONB) is an area of land protected by the Countryside and Rights of Way Act 2000 for its outstanding natural beauty. The purpose of the landscape designation is to conserve and enhance the natural beauty of the area.

The High Weald AONB was designated in 1983. It has an area of 1,461 sq km and covers four counties and 11 districts. Nearly 50% of Mid Sussex District is within the High Weald AONB; there are 163.6 sq km of AONB land within Mid Sussex District which is approximately 11% of the High Weald AONB.

The High Weald AONB is a historic landscape characterised by a deeply incised, ridged and faulted landform of clays and sandstone, with numerous gill streams and woodlands. Small irregularly shaped and productive fields typically used for livestock grazing are often bounded by hedgerows and woodland. Dispersed historic settlements of farmsteads and late Mediaeval villages are characteristics as are historic routeways.

The High Weald AONB Management Plan is the strategy for looking after the High Weald AONB in order to achieve the statutory purpose of conserving and enhancing the High Weald AONB. The Management Plan can be used to guide environmental land management and assess the impact of development or other changes on the High Weald AONB. The High Weald AONB Statement of Significance sets out what comprises the natural beauty of the High Weald.

## DPC4: High Weald Area of Outstanding Natural Beauty

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

- the identified landscape features or components of natural beauty and to their setting;
- the traditional interaction of people with the landscape and nature, and appropriate land management;
- the historic landscape, character and local distinctiveness, historic settlement pattern, sense of place and setting of the AONB; and
- the conservation of wildlife and cultural heritage.

Development should demonstrate a positive contribution to the objectives of the High Weald AONB Management Plan and take account of the High Weald Housing Design Guide including applying a landscape-led design approach that reflects High Weald character; using high quality architecture; responding to the historic pattern and character of settlements; and protecting dark skies.

Proposals which support the land-based economy and social well-being of local communities within the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.

Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the landscape character and views into and out of the AONB by virtue of its location or design.

## DPC5: Setting of the South Downs National Park

**Policy:** **Strategic**  
**Review Status:** **No Update**  
**Strategic Objectives:** **3** – Protect Valued Landscapes  
**11** – Support Mid Sussex as a Visitor Destination

The South Downs was established as a National Park in 2010 and over 10% of Mid Sussex District is within the South Downs National Park. The areas of land surrounding the South Downs National Park contribute to the setting of the South Downs National Park.

The statutory purpose for National Parks is set out in the Environment Act 1995. Section 61 provides for the two purposes of National Parks:

- i) To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
- ii) To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Mid Sussex District Council works in partnership with the South Downs National Park Authority to conserve and enhance the landscape and scenic beauty of the South Downs National Park.

## DPC5: Setting of the South Downs National Park

Development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.

Development should be consistent with National Park purposes and must not significantly harm the National Park or its setting. Assessment of such development proposals will also have regard to the South Downs Partnership Management Plan and South Downs Local Plan and other adopted planning documents and strategies.



## DPC6: Ashdown Forest SPA and SAC

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>3 – Protect Valued Landscapes</b>

The District Council has undertaken a Habitats Regulations Assessment to test whether the District Plan, in combination with other plans and projects, is likely to have an adverse impact on the integrity of the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

The main potential impacts arising from the District Plan that are likely to have a significant effect on Ashdown Forest are recreational disturbance to protected breeding birds from an increase in visitors to Ashdown Forest and atmospheric pollution affecting the heathland habitat from increased traffic and associated nitrogen deposition.

Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest. Mitigation measures are necessary to counteract the effects of potential increasing recreational pressure on the Ashdown Forest SPA arising from new residential development within a 7km zone of influence around the Ashdown Forest SPA. Mitigation measures will help to ensure that the conservation objectives for the Ashdown Forest SPA and SAC are met which will prevent a deterioration of the conservation status of qualifying species for which the SPA has been classified and the qualifying habitats and species for which the SAC has been designated.

There are two parts to the mitigation: Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM). The SANG and SAMM mitigation approach set out in Policy DPC6 aligns with the strategic solution for recreational disturbance on the Ashdown Forest SPA which is supported by

Natural England. This strategic solution ensures the requirements of the Habitats Regulations are met with regard to the in combination effects of increased recreational pressure on the Ashdown Forest SPA arising from new residential development.

The purpose of SANG is to provide alternative greenspace to attract visitors away from the Ashdown Forest SPA. It aims to reduce overall visitor and recreational pressure on Ashdown Forest, and to provide for the needs of dog walkers in particular. Relevant development will need to either provide a SANG or make a financial contribution to a strategic SANG.

The second part of mitigation is to provide a financial contribution towards a SAMM strategy. This aims to manage visitors on-site at Ashdown Forest. The Joint SAMM Strategy is a strategic co-ordinated approach to mitigation in partnership with Lewes, Sevenoaks, Tandridge and Wealden District Councils, Tunbridge Wells Borough Council, Natural England, and the Conservators of Ashdown Forest. The SAMM Partnership for Ashdown Forest is actively working to deliver access management projects to address issues arising from visitor pressure and undertake monitoring at both Ashdown Forest and the four operational SANG sites.

In terms of atmospheric pollution, no further measures are necessary at this stage, however, all planning applications will need to be assessed to consider any air quality impacts and to prevent adverse effects on the integrity of the Ashdown Forest SAC.

## DPC6: Ashdown Forest SPA and SAC

In order to prevent adverse effects on the integrity of the Ashdown Forest SPA and SAC, new development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

### Recreational pressure

Mitigation requirements for recreational pressure impacts will be sought in accordance with the strategic solution for the Ashdown Forest SPA and SAC in force at the time of the application. The zone of influence and mitigation requirements may be subject to revision to take account of new evidence on visitor patterns or monitoring.

Within a 400 metres buffer zone around Ashdown Forest, mitigation measures are unlikely to be capable of protecting the integrity of the SPA and, therefore, residential development will not be permitted.

Within a 7km zone of influence around the Ashdown Forest SPA, residential development leading to a net increase in units will be required to contribute to mitigation through:

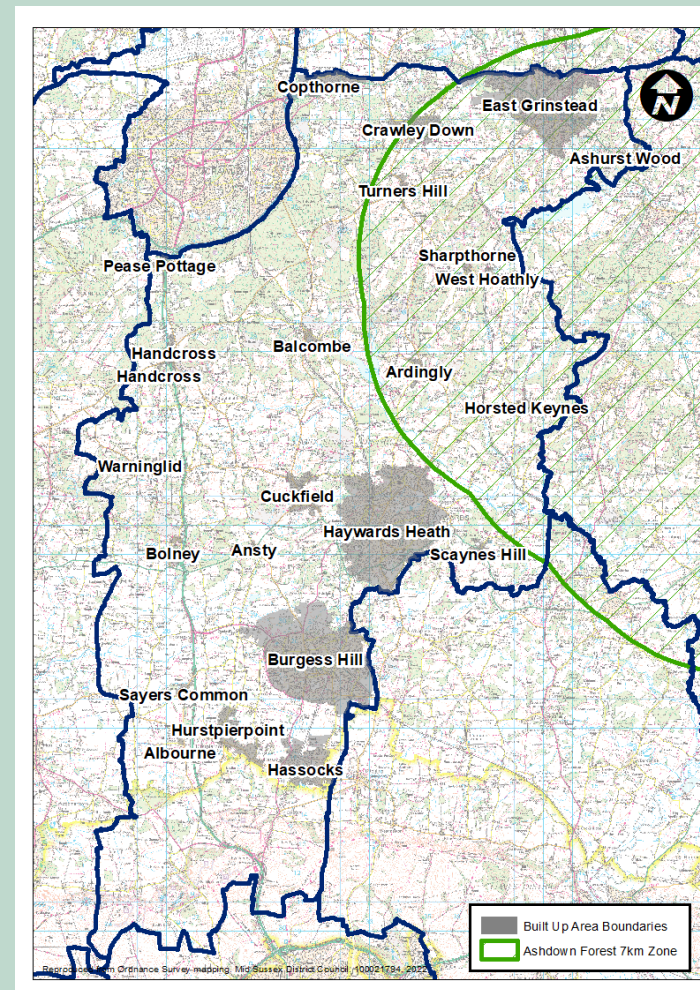
- 1) The provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8Ha per 1,000 net increase in population; or a financial contribution to a strategic SANG acceptable to provide mitigation for the development; and
- 2) A financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy.

Development proposed adjacent or close to the boundary of the 7km zone of influence may require mitigation for the

SPA. Such proposals for development will be dealt with on a case-by-case basis and assessed through a site-specific Habitats Regulations Assessment at the application stage.

### Air quality

New development likely to result in increased traffic will need to be assessed through a site-specific Habitats Regulations Assessment at the application stage to consider any air quality impacts and to prevent adverse effects on the integrity of the Ashdown Forest SAC.



# Chapter 11



**Built Environment**



# 11. Built Environment



Policies in this chapter:	
<b>Built Environment</b>	<b>DPB1:</b> Character and Design
	<b>DPB2:</b> Listed Buildings and Other Heritage Assets
	<b>DPB3:</b> Conservation Areas

## DPB1: Character and Design

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<ul style="list-style-type: none"> <li><b>1</b> – Sustainable Development and Adaptation to Climate Change</li> <li><b>2</b> – Maintaining Settlement Identity and Character</li> <li><b>3</b> – Protect Valued Landscapes</li> <li><b>4</b> – Protected Built and Historic Environment</li> <li><b>5</b> – Create and Maintain Green Infrastructure</li> <li><b>12</b> – Support Safe, Healthy and Inclusive Communities</li> <li><b>14</b> – Create Accessible Environments</li> </ul>

Mid Sussex has a high quality built and natural environment and this requires the design of new development to respect the character of towns and villages as well as the character of the buildings. This policy requires high quality in design with new

development that contributes positively to the private and public realm (including streets and open spaces), protects valued townscapes, creates accessible and inclusive environments whilst maximising sustainability opportunities.

In relation to Gatwick Airport, any proposed development would need to comply with Aerodrome Safeguarding requirements to ensure that the operational integrity and safety of the airport are not compromised. For example there may be restrictions on height, on the detailed design of buildings or on development which might create an aircraft 'bird strike' hazard.

## DPB1: Character and Design

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

All applicants will be required to demonstrate that development takes the following into account:

### Understanding the Context

- i. reflects the distinctive character of the towns and villages and protects their separate identity and valued townscapes;
- ii. is sensitive to the countryside including the topography;

### Layout, Streets and Spaces

- iii. includes appropriate landscaping and greenspace;
- iv. contributes positively to, and clearly defines, public and private realms and designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- v. incorporates a green infrastructure plan that maximises opportunities to retain existing trees and incorporate new trees (i.e. in parks and community orchards), including delivering tree-lined streets and protects open spaces and gardens that contribute to the character of the area;
- vi. incorporates well integrated parking and servicing areas that do not dominate the street environment, particularly where high density housing is proposed;

### Establishing the Structure

- vii. is organised around green transport principles and creates a pedestrian and cyclist-friendly layout that is safe, well connected, legible and accessible;
- viii. optimises the potential of the site to accommodate development especially on brownfield sites and in locations close to facilities or with good public transport links.
- ix. take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (500+ dwellings) schemes will also normally be expected to incorporate a mixed use element;

### High Quality Building Design

- x. creates a sense of place while addressing the character and scale of the surrounding buildings and landscape through the consideration of the scheme's design, layout, size, scale, massing and views;
- xi. incorporates sustainable construction principles and is designed for adaptation and future weather events; and

### Residential Amenity

- xii. does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policies DPN6, DPN7, DPN8 and DPN9).

Further information and guidance on supporting the delivery of high-quality new development, including design principles, can be found in the Mid Sussex Design Guide SPD.



## DPB2: Listed Buildings and Other Heritage Assets

<b>Policy:</b>	<b>Non-Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>4 – Protected Built and Historic Environment</b>

The heritage assets of the District include over 1,000 Listed Buildings, 25 Scheduled Ancient Monuments which are identified on the policies map and over 500 sites of archaeological interest which appear on the West Sussex Historic Environment Record. The District also includes many other buildings which, whilst not statutorily listed are of architectural merit or of local historic interest, make a valuable contribution to the character of the area.

In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the District Council will have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

## DPB2: Listed Buildings and Other Heritage Assets

### Listed Buildings

Development will be required to preserve or enhance listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;

- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

### Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to preserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.



plans for some conservation areas which assess local character and promote environmental enhancements. The conservation area character appraisals will be reviewed where necessary and the Council will support local groups such as local history societies to undertake this work.

## DPB3: Conservation Areas

<b>Policy:</b>	<b>Non-Strategic</b>
<b>Review Status:</b>	<b>No Update</b>
<b>Strategic Objectives:</b>	<b>2</b> – Maintaining Settlement Identity and Character <b>4</b> – Protected Built and Historic Environment <b>11</b> – Support Mid Sussex as a Visitor Destination

The District Council's 36 conservation areas are protected through national planning legislation but are designated locally. They range from the historic town centre of East Grinstead through to smaller villages and settlements. The key characteristics of each of the conservation areas are described in conservation area character summaries on the Council's website. The Council has also produced more detailed conservation area appraisals and management

## DPB3: Conservation Areas

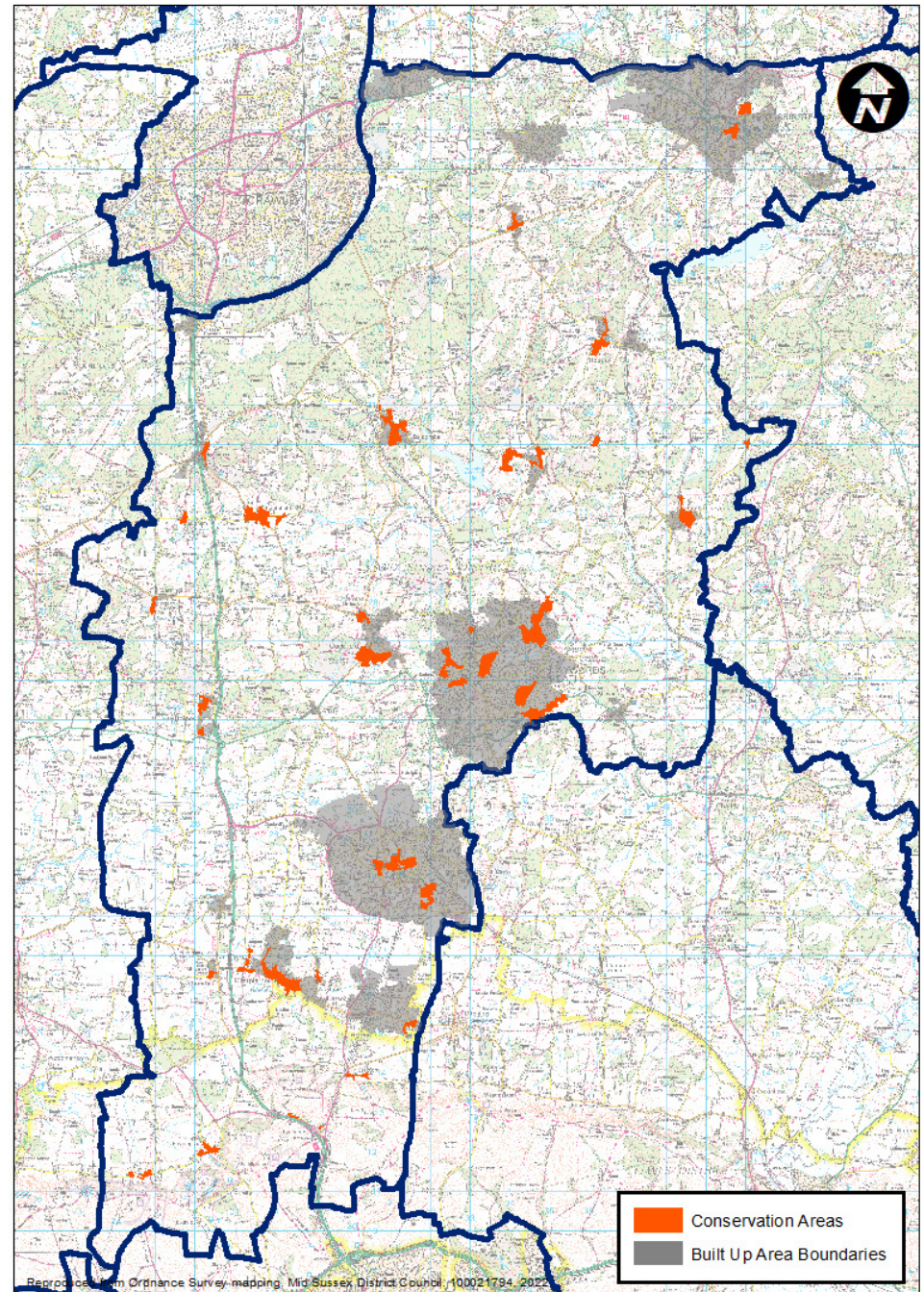
Development in a conservation area will be required to preserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics and appearance of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character and appearance of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics and appearance of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in

the conservation area.

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.



Map showing conservation areas in Mid Sussex

# Chapter 12



Transport

# 12. Transport



Policies in this chapter:	
Transport	<b>DPT1:</b> Placemaking and Connectivity
	<b>DPT2:</b> Rights of Way and Other Recreational Routes
	<b>DPT3:</b> Cycling
	<b>DPT4:</b> Parking and Electric Vehicle Charging Infrastructure
	<b>DPT5:</b> Off Airport Car Parking

## DPT1: Placemaking and Connectivity

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Major Update</b>
<b>Strategic Objectives:</b>	<b>6</b> – Infrastructure to Support Sustainable Communities <b>8</b> – Opportunities to Live and Work within Communities <b>12</b> – Support Safe, Healthy and Inclusive Communities <b>14</b> – Create Accessible Environments <b>15</b> – Provide Cultural, Leisure and Sporting Facilities

Strategic objectives of the District Plan form the principles which seek to support sustainable communities which are safe, healthy and inclusive, creating environments that are accessible to all members and encourage opportunities to walk, cycle and ride to common destinations. Paragraph 105 of the National Planning Policy

Framework (NPPF) encourages significant growth to be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes, helping to reduce congestion and emissions, and improve air quality and public health.

The District Plan seeks to deliver development which embodies the principles of a 20-minute neighbourhood which make it easier for people to walk, cycle and use public transport and deliver attractive, well planned places which are designed to be inclusive, safe and equitable for all users. Strategic Objective 6 seeks to ensure that development is accompanied by the necessary infrastructure to support development and the community.

The National Planning Policy Framework requires that development should only be refused on highway grounds where there would be an unacceptable impact on highway safety, or where, 'the residual cumulative (transport) impacts on the road network would be severe' (Paragraph 111). The Mid Sussex Transport Study has been prepared in consultation with West Sussex County Council (WSSCC) in their capacity as the Highway Authority and National Highways (NH) as the Highway Authority for the Strategic Road Network. The Study informs whether the development proposed by the District Plan is practical to deliver in principle; and whether mitigation of any significant impacts arising from the development on the transport network can be cost effectively mitigated. Any transport mitigation that is required to support development, will be included within the Infrastructure Delivery Plan.

The District Plan is in line with and will be delivered in support of the Vision and Objectives of the West Sussex Transport Plan 2022-2036 (WSTP). The WSTP aims to support development which will assist the transition of the transport network towards a path to net zero carbon by 2050 through mass electrification, reduced use of fossil-fuels and local living. The aspiration of better connected

communities, which allow residents to live healthy lifestyles and utilise active, public and shared travel modes, whilst minimising adverse impacts such as air pollution and protecting the quality of life of residents, will be delivered through five thematic strategies in the WSTP:

- Active Travel Strategy
- Shared Transport Strategy
- Rail Strategy
- Access to Gatwick Airport Strategy
- Road Network Strategy

The WSTP seeks to move away from a 'predict and provide' approach which historically has focused on building capacity in the network to cater for forecast traffic growth which has often led to exacerbate other impacts, such as health and well-being and achieving climate change mitigation.

The WSTP sets out how the County Council, working with its strategic partners, intends to address key challenges by improving, maintaining and managing the transport network in the period to 2036. The WSTP also sets out the strategy for guiding future investment in across West Sussex to deliver its vision. It sets a framework to guide decisions on how best to address transport, economic, social and environmental challenges to deliver the plan.

The County Council is also a constituent member of the Sub-national Transport Body, Transport for the South East (TfSE) who are developing a strategy for the South East that sets out a strategy for the transport network up to 2050; the strategy is intended to guide future decisions on strategic transport investment. The District Council acknowledge that travel needs and patterns do not obey county boundaries which highlights the need for a continued commitment for affective partnership working with neighbouring authorities and local transport authorities to help deliver strategic improvements to travel. The County Council acknowledge that partnership working will be necessary with other public, private and third sectors to help deliver their strategy and to affect real change to travel in the south east.

As highlighted by the WSTP, Travel within Mid Sussex is currently dominated by car travel; public transport and active travel modes are not seen as viable options for many journeys, although commuting by rail is relatively high in the towns. The district is experiencing issues of congestion on the road network leading to traffic related air quality issues at Hassocks, with monitoring at other locations in the district such as East Grinstead. Bus services in rural areas are limited and high frequency services in the three main towns is lacking.

In accordance with paragraph 112 of the NPPF, priority should be given first to pedestrian and cycle movements; and second, so far as possible to facilitating access to high quality public transport. Travel networks need to be rebalanced in favour of more sustainable modes with developments focusing on trip reduction and the promotion of active and public transport as genuine alternatives to the private car. Transport considerations need to be fundamental throughout the planning process and not retrofitted and the networks on which people will walk, cycle, and use public transport should be considered before any highway layout is planned. Developments should embody the 20 minute neighbourhood principles, enabling local living through provision of advanced digital infrastructure and ensuring that the capacity, layout, and design of these sustainable networks meet the needs of local residents so that new communities have a genuine opportunity to embrace more sustainable travel habits from the outset.

All new developments will be required to demonstrate as a first priority, that all sustainable travel interventions have been fully explored and sustainable mitigation maximised. Any residual impacts shall then be assessed and the need for physical highway mitigation explored. Depending on the size and likely transport impact of development, a Transport Statement or Transport Assessment will be submitted alongside planning applications. In line with Government guidance, developers are encouraged to enter into pre-application discussions at an early stage in order to front-load the planning application process and enable early consideration of all the fundamental issues relating to a development.



## DPT1: Placemaking and Connectivity

Development shall provide appropriate infrastructure to support the vision and objectives of the West Sussex Transport Plan 2022-2036 and meet the requirements of the NPPF.

To meet these objectives:

- a) Development that is likely to generate significant amounts of movement and/or have a significant impact on the transport network shall provide a Transport Assessment / Statement, Sustainable Transport Strategy and Travel Plan to identify appropriate mitigation and demonstrate how development will be accompanied by the necessary sustainable infrastructure to support it and to accord with the requirements of the NPPF.
- b) Demonstrate how all relevant sustainable travel interventions (for the relevant local network) will be maximised and taken into account in terms of their level of mitigation before considering physical highway infrastructure mitigation.
- c) Development shall integrate relevant requirements of Chapter 4 of the Mid Sussex Design Guide SPD and be designed to prioritise sustainable and active modes of travel, providing safe and convenient routes for walking and cycling through the development and linking with existing and enhanced networks beyond; before the highway layout is planned.
- d) Create liveable communities which strive to embody the 20 minute neighbourhood concept and deliver attractive, healthy places that have a permeable street network within the site with clearly defined route hierarchies that are safe and designed for all users and supporting desirable opportunities for people to choose not to travel by car.

- e) New streets shall be designed to adoptable standard which can easily incorporate advanced digital infrastructure, including fibre.



## DPT2: Rights of Way and Other Recreational Routes

<b>Policy:</b>	<b>Non-Strategic</b>
<b>Review Status:</b>	<b>No Update</b>
<b>Strategic Objectives:</b>	<b>5</b> – Create and Maintain Green Infrastructure <b>15</b> – Provide Cultural, Leisure and Sporting Facilities

Mid Sussex District benefits from an extensive, albeit fragmented, network of public rights of way totalling around 600km, including footpaths, bridleways, byways and restricted byways.

Two Sustrans national cycle routes cross the District:

- NCN20 (along the A23) London to Brighton via Crawley.
- NCN21 (Worth Way and Forest Way) Crawley to East Sussex via East Grinstead.

Rights of way, Sustrans national cycle routes and other recreational routes can facilitate healthy lifestyles by providing opportunities for sustainable and active travel as well as recreation.

The protection and enhancement of the rights of way network along with other recreational routes, including signage, is important to provide access to the countryside and green infrastructure links.

## DPT2: Rights of Way and Other Recreational Routes

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

unless a new route is provided which is of at least an equivalent value and which does not sever important routes.

Access to the countryside will be encouraged by:

- Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;
- Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible;
- Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: 'multi-functional' will generally mean able to be used by walkers, cyclists and horse-riders).



## DPT3: Active Travel

<b>Policy:</b>	<b>Non-Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>6</b> – Infrastructure to Support Sustainable Communities <b>12</b> – Support Safe, Healthy and Inclusive Communities <b>14</b> – Create Accessible Environments

Transport is the largest contributor to UK domestic greenhouse gas (GHG) emissions, responsible for 27% in 2019<sup>8</sup>. The past 30 years have seen other sectors GHG emissions decline however transport has remained fairly constant and efficiency improvements to vehicles has been matched by increasing number of journeys. The Government's plan to decarbonise transport in Britain is linked to their commitment for the UK's emissions to be net zero by 2050<sup>9</sup>.

In support of the government's target to achieve net zero carbon by 2050 and reduce emissions associated with car travel, developments need to ensure they provide an environment which makes active travel an easy and attractive choice. Easily accessible, conveniently located, and secure cycle storage, close to the main entrance of a building helps to reduce some of the inconvenience of choosing to cycle. Boosting the number of people in a community choosing to regularly cycle has multiple benefits not only to helping tackle climate change but also improving air quality, reducing congestion and noise pollution on our roads, but also improving health and wellbeing.

Journeys below five miles represented 58% of all private car journeys in 2019 and provide the biggest opportunity for switching to cycling and walking<sup>10</sup>. The WSTP Active Travel Strategy encompasses the needs of pedestrians, cyclists, equestrians, persons of reduced mobility and micro-mobility solutions, focusing on the majority of journeys which are short distance to increase the use of active travel modes accessible for all.

<sup>8</sup> Department for Transport (DfT) Decarbonising Transport – A Better Greener Britain 2021

<sup>9</sup> Climate Change Act 2008 (2050 Target Amendment) Order 2019.

<sup>10</sup> DfT Decarbonising Transport A Better Greener Britain 2021



## DPT3: Active Travel

Development will be required to help remove barriers to active travel and create a healthy environment in which people chose to walk and wheel; facilitated by:

- a) Where appropriate, providing high quality, fit for purpose active travel infrastructure, within the development which links to existing networks and builds on the schemes identified in the Mid Sussex Local Cycling and Walking Infrastructure Plan (LCWIP).
- b) Providing appropriate levels of cycle parking facilities (taking account of WSCC Guidance on Parking at New Developments 2020 and subsequent iterations), well designed and laid out to be under cover, secure, conveniently located and easily accessible, close to the main entrance of the premises and in accordance with the guidance in the Mid Sussex Design Guide SPD.

## DPT4: Parking and Electric Vehicle Charging Infrastructure

**Policy:** **Non-Strategic**  
**Review Status:** **New Policy**  
**Strategic Objectives:** **6 – Infrastructure to Support Sustainable Communities**

Paragraph 107 of the NPPF identifies that if setting local parking standards, policies should take account of accessibility, type, mix and use of the development, public transport provision, car ownership and the need to ensure adequate provision of spaces charging plug-in and other ultra-low emission vehicles.

Guidance on parking standards are set out in the West Sussex County Council Guidance on Parking at New Developments (2020) and some Neighbourhood Plans and account will be given to the factors set out in paragraph 107 of the NPPF when considering parking levels in a development.

The West Sussex Transport Plan and the Council's Sustainable Economic Strategy (SES) 2022 support increased use of electric vehicles and reduced use of fossil-fuels and provision of the infrastructure to support their use. The Council fully supports recent changes to Building Regulations Schedule 1 Part S and will seek to ensure developments are designed to be able to accommodate the relevant requirements for residential development. Where feasible higher standards for non-residential development in line with Policy DPT4 below, unless or until higher standards are required nationally.



## DPT4: Parking and Electric Vehicle Charging Infrastructure

Development will be required to:

- a) Provide adequate and well-integrated car parking, taking account of the guidance in the Mid Sussex Design Guide SPD and the WSCC Guidance on Parking at New Developments<sup>11</sup> (2020 and subsequent iterations) along with the accessibility of the site to services and sustainable travel infrastructure, and the type, mix and use of development.
- b) Parking associated with all new residential development shall be laid out to ensure the relevant requirements of Schedule 1 Part S of the Building Regulations regarding Electric Vehicle Charging are met.

- c) All new non-residential buildings with more than 10 associated parking spaces within the site boundary, shall provide a minimum of 2 'Fast' (7kW) or faster, Electric Vehicle Charging points; cable routes shall be provided for 50% of the remaining total number of spaces.

<sup>11</sup> West Sussex Guidance on Parking in New Developments: referenced in respect of the number and type of parking spaces required to support a development and not to Electric Vehicle Charging standards on the basis policy DPT4 requirements exceed those of the WSCC Guidance.

## DPT5: Off-Airport Car Parking

Proposals for additional off-airport car parking facilities or extensions to existing airport related car parking site will not be permitted.

Proposals for the relocation of existing off-airport parking that result in a net increase in parking will not be permitted.

## DPT5: Off-Airport Car Parking

<b>Policy:</b>	<b>Non-Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>6 – Infrastructure to Support Sustainable Communities</b>

Gatwick Airport Limited (GAL) are progressing plans to bring the existing standby runway into routine use. This is known as the Northern Runway Project. As part of this project GAL are developing a Sustainable Transport Strategy to facilitate a shift to sustainable transport modes when travelling to and from the airport. As part of this strategy GAL are looking at opportunities to reduce the number of parking spaces per passenger travelling through the airport. Controlling the extent of airport related parking, on and off airport helps encourage the use of alternatives whilst ensuring sufficient parking is available to passengers and staff who have no other option. The most sustainable location for airport related car parking is within the airport boundary.



# Chapter 13



Economy

# 13. Economy



Policies in this chapter:	
<b>Economy</b>	<b>DPE1:</b> Sustainable Economic Development
	<b>DPE2:</b> Existing Employment Sites
	<b>DPE3:</b> Employment Allocations
	<b>DPE4:</b> Town and Village Centre Development
	<b>DPE5:</b> Within Town and Village Centre Boundaries
	<b>DPE6:</b> Development Within Primary Shopping Areas
	<b>DPE7:</b> Smaller Villages and Neighbourhood Centres
	<b>DPE8:</b> Sustainable Rural Development and the Rural Economy
	<b>DPE9:</b> Sustainable Tourism and the Visitor Economy

The District Plan strategy is based on the Council’s aspiration for sustainable economic growth established with a vision to make Mid Sussex a vibrant and attractive place for business and people to thrive. This aspiration will contribute towards enhancing the prosperity of the Gatwick Diamond and Greater Brighton City Region, providing the opportunity for the residents of Mid Sussex to work locally and reduce the need to commute.

The joint Economic Growth Assessment (2020) and subsequent focused update for Mid Sussex (2021) highlights a high degree of economic inter-relationship between Crawley, Horsham and Mid Sussex. Overall economic strength is dependent on ongoing and continued joint-working and effective management of strategic issues across the economic sub-region, particularly with those authorities whose economies are critically interrelated to Mid Sussex. The Council will continue to support the Mid Sussex economy and wider economic sub-region in collaboration with other local authorities and alongside the work of the Coast to Capital Local Enterprise Partnership over the Plan period.

## DPE1: Sustainable Economic Development

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Major Update</b>
<b>Strategic Objectives:</b>	<b>1</b> – Sustainable Development and Adaptation to Climate Change <b>2</b> – Maintaining Settlement Identity and Character

The District Plan reflects the requirements of the National Planning Policy Framework paragraph 82, by setting out a clear economic vision and strategy, identifying strategic sites or setting criteria for supporting local and inward investment to anticipated need whilst seeking to address potential barriers to investment which might exist, such as inadequate infrastructure. Policy DPE1: Sustainable Economic Development encourages new businesses to the District in order to meet aspirations for economic growth and the wider benefits this would bring.

The Council's Sustainable Economy Strategy (SES) (2022 - 2025) sets out the Council's vision for a vibrant district that is attractive, resilient and innovative that balances well-being, environmental protection and sustainable economic growth. The Strategy and associated Action Plan establish a renewed focus on sustainable growth, enabling the economy to grow whilst reducing carbon emissions. This includes: supporting resource efficient consumption; reducing ecological footprints; improving residential skills and health and well-being; promoting green innovation; creating new jobs; attractive investment; and supporting business formation and growth.

The SES focuses on three themes, each of which is underpinned by strategic objectives and performance measures, linked to the most relevant United Nations Sustainable Development Goals:

**People** – protecting and creating better employment (particularly in the new and emerging green economies); developing skills; improving pathways to work; and reducing pay inequality.

**Place** – reducing the Council's carbon emissions; supporting businesses to reduce their carbon emissions and to both recover from the pandemic and to grow; encouraging business start-ups; promoting sustainable business practices; developing digital infrastructure; enhancing biodiversity; providing new homes; creating quality town and village centres which meet local needs; and improving active travel connectivity.

**Partnerships** – The Council's guiding principles of working in partnership are openness, trust, honesty and mutual respect. The Council will agree and deliver shared goals, based on common values and will maintain regular and effective communication with all our partners.

The SES and Action Plan will support the delivery of Policy DPE1: Sustainable Economic Development; attracting and promoting inward investment, facilitating high value employment development, effective partnership working to secure key supporting infrastructure including rolling out fibre and 5G infrastructure, the revitalisation of the town centres and

development of centres of excellence and clusters of specialist industries.

The Economic Growth Assessment Update (December 2021) identifies employment need over the plan period based on demographic data and employment growth projections aligned with forecast housing growth set out in policy DPH1: Housing. The latest growth projections identify no outstanding residual employment need, as there is sufficient committed supply (e.g. planning permissions and allocations) already planned for. There is therefore no requirement to allocate additional employment land within this Plan.

The strategy for achieving sustainable economic prosperity and resilience, taking account of the District's role at a sub-regional

level within the north west Sussex economic area will focus on; supporting successful delivery of committed development, helping to secure timely delivery of key supporting infrastructure, encouraging inward investment and providing support for existing businesses.

In order to help address identified skills shortages in the district, and working in partnership with the council, sustainable settlements allocated in the plan will be required to demonstrate how they will contribute to and support local employment and skills development and training.





## DPE1: Sustainable Economic Development

Sustainable economic development will be achieved by:

- Ensuring major development proposals (including sustainable settlements allocated within this District Plan) demonstrate how they will contribute to addressing identified local skills shortages and support local employment, skills development and training.
- Encouraging high value employment development of appropriate land and premises to meet the needs of 21st century businesses which embody sustainable practices, support a circular economy and the achievement of Carbon Net Zero by 2050;
- Supporting existing businesses, and allowing them room to expand;
- Promoting inward investment opportunities, promotion and expansion of clusters or networks of knowledge and data driven, creative or high technology industries; and
- Seeking the appropriate infrastructure to support business growth – in particular advanced digital infrastructure including fibre.

## DPE2: Existing Employment Sites

<b>Policy:</b>	<b>Non - Strategic</b>
<b>Review Status:</b>	<b>Minor Modification (to policy SA34 Site Allocations DPD)</b>
<b>Strategic Objectives:</b>	<b>1</b> – Sustainable Development and Adaptation to Climate Change <b>2</b> – Maintaining Settlement Identity and Character

The Council's Sustainable Economic Strategy (SES) (2022) Objective 1 seeks to maintain the high employment rate in Mid Sussex and reduce out-commuting and supports a policy framework to meet this need. District Plan Policy DPE1: Sustainable Economic Development sets out the broad policy position related to delivery of high value employment land, promoting inward investment opportunities, supporting existing businesses and securing necessary infrastructure to support growth in the sector whilst addressing local skills shortages.

The Plan also identifies the need to maintain a range of sites and premises across the district to suit a full spectrum of business needs is vital to achieving the council's vision of; 'A vibrant district that is attractive, resilient and innovative that balances social well-being, environmental protection and sustainable economic growth' (SES 2022). In a district which is under pressure for housing, it is vital to ensure appropriate management of existing employment land.

Policy DPE2 seeks to strike an appropriate balance between ensuring protection of valued employment generating sites, whilst enabling sites which are no longer economically viable for continued employment use to be considered for appropriate alternative uses. Protection, intensification and redevelopment of existing employment sites for continued employment use is therefore prioritised in order to provide varied local employment opportunities, help reduce unnecessary travel and support sustainable and balanced communities. This policy provides a framework to support consistent decision making in relation to proposals for changes to existing employment sites.

The existing employment sites identified by policy DPE2 are located throughout the district and offer a varied portfolio of uses, accommodation and opportunities, which in turn demand different values, all of which help support balanced and sustainable communities which provide both housing and employment opportunities. A number of sites are modest in scale and contain historic uses and older accommodation and may therefore demand lower value rental income but nevertheless remain well used and are affordable. This policy is necessary to prevent the inappropriate

loss of employment land motivated by higher value uses such as residential whilst allowing for flexibility in accordance with paragraph 81 of the NPPF, helping to create the conditions in which business can invest, expand and adapt.

In accordance with criteria (i) and (ii) of the policy for proposals involving the loss of employment generating uses, planning applications will need to be accompanied by details of comprehensive marketing and a financial appraisal of the site which demonstrates the continued use of the site for employment is no longer viable. The marketing exercise will need to demonstrate not only the existing site is unviable, but also that any redevelopment for continued and alternative employment use is unviable.

A sequential approach will be applied for development proposals on existing and allocated employment sites identified on the Policies Map. The sequential approach will be to secure employment based redevelopment as a priority, appropriate mixed-use employment second to that and lastly redevelopment for alternative non-employment generating use(s).

## DPE2: Existing Employment Sites

### **Existing Employment Sites – Protection, Intensification and Redevelopment**

#### *Protection:*

Existing Employment Sites, classified as those in use classes E(g), B2: General Industrial or B8: Storage or Distribution (as shown on the Policies Map) are protected; proposals that would involve their loss will be resisted. Proposals on Existing Employment Sites that would involve the loss of employment land or premises will only be supported where it can be clearly demonstrated by the applicant that the site/premises are no longer needed and/or viable for employment use.

Development proposals outside the traditional employment

use classes (E(g), B2 and B8) for non-employment generating uses will be supported on existing and allocated employment sites, if it is demonstrated that the continued use of the site, or its development for employment or employment uses, is not viable, through the provision of:

- (i) Details of comprehensive marketing of the site for at least 12 months and appropriate to the prevailing marketing conditions; and
- (ii) A financial appraisal that demonstrates that the development of any employment generating use is unviable.

Similarly, support will also be given if it is demonstrated that the continued use of the site, or its development for employment or employment uses causes, or would lead to site-specific, environmental problems, such as noise, pollution or disturbance through traffic generation, recognising the environmental benefits to be gained by redeveloping these sites for non-employment generating uses.

#### *Intensification and redevelopment:*

Proposals for intensification within the boundary of Existing Employment Sites will be supported providing it is in accordance with other development plan and national policies.

Redevelopment for employment use within the boundary of Existing Employment Sites (as shown on the Policies Map) will be supported where it does not result in the overall loss of employment floorspace or where any loss can be fully justified.

Proposals for alternative uses, with the exception of residential use, within Existing Employment Sites will only be supported where it can be demonstrated that the sequential approach has been applied to the redevelopment of the site, and the proposals support their integrity and function as centres of employment.

### Existing Employment Areas – Expansion

Within the built-up area, expansion of Existing Employment Sites and premises for E(g)/B2/B8 uses will be supported where the business requirements cannot be met within the existing site/ premises through acceptable on-site expansion or intensification; and that relocation to existing stock is not preferable.

Outside the built-up area, expansion of Existing Employment Sites for E(g)/B2/B8 uses will only be supported where:

- Detailed layout and design are in keeping with its countryside location; and
- The expansion is contiguous with the boundary of an existing employment site; and
- Where the impacts of expansion are assessed in-combination with the existing site, and the overall impact of existing plus expansion is considered acceptable.

## DPE3: Employment Allocations

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>1 – Sustainable Development and Adaptation to Climate Change</b> <b>2 – Maintaining Settlement Identity and Character</b>

The Economic Growth Assessment Update (December 2021) identifies employment need over the plan period. This is based on demographic data and employment growth projections aligned with forecast housing growth set out in policy DPH1: Housing. The latest growth projections identify no outstanding residual employment need, as there is sufficient committed supply (e.g. planning permissions and allocations) already planned for. Whilst there is

potential for a deficit in Light/General industrial, this could be met by supply in Mixed B1 which includes Light/General Industrial uses.

Use	Requirement (ha)	Committed supply (ha)	Over-Supply / Deficit (ha)
Office - E(g)(i)/(iii)	3.4	4.9	+1.5
Light Industrial - E(g)(iii)	29.6	12.9	-9
General Industrial - B2	-7.7		
Storage and Distribution - B8	1.8	18.9	+17.1
Mixed B1	n/a	7.6	+7.6
<b>TOTAL</b>	<b>27.1</b>	<b>44.3</b>	<b>+17.2</b>

There is therefore no requirement to allocate additional employment land within this Plan. However, sustainable settlements DPSC2 and DPSC3 present an opportunity to provide a mix of uses on site to create sustainable communities, DPSC1 – Land west of Burgess Hill is adjacent to The Hub and Science and Technology Park therefore is ideally situated next to existing employment opportunities already. The provision of employment space on these sites will provide opportunities for residents to live and work locally, reducing the need to travel.



## DPE3: Employment Allocations

To support balanced communities and to provide opportunities for people to work close to where they live, employment land will be required to be provided on Significant Sites:

- DPSC2: Land to the South of Reeds, Sayers Common
- DPSC3: Land at Crabbet Park, Copthorne

Development must be in accordance with the site-specific requirements set out in the policies above.

## DPE4: Town and Village Centre Development

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Major Update</b>
<b>Strategic Objectives:</b>	<b>9 – Create and Maintain Town and Village Centres</b>

Town and Village Centres play an important role in local communities and development will be supported where it enhances their vitality and viability. The Council supports the regeneration and renewal of the three key town centres of Burgess Hill, East Grinstead and Haywards Heath; these town centres provide a range of shops, leisure attractions and other facilities which play a key role in serving each town and the surrounding villages and rural areas. The Mid Sussex Retail Study Update (2022) has however identified vulnerabilities across each of the three key centres that warrant policy protection from out-of-centre competitors to support redevelopment of town centre sites, in addition to efforts to enhance the vitality and viability of the towns.

The districts village centres also have an important range of services and facilities that supply the day-to-day requirements of local residents, neighbouring small villages and the countryside areas surrounding the villages. The Retail Study Update (2022) found that the village centres are performing above national averages and it is important that these and other smaller centres remain vibrant and successful in order to continue to support their communities, reducing the need to travel and enabling more 'local living'<sup>12</sup>.

In accordance with paragraph 86 of the National Planning Framework and as informed by the Mid Sussex Retail Study Update (2022), Policy DPE4: Town and Village Centre Development defines a hierarchy of the districts town and larger villages. Defining the hierarchy of these centres will assist in supporting development which is proportionate to the status of the centre within the hierarchy and maintains the distinctive character of the centre. The policy also defines the boundary for each of the centres and seeks to support uses which allow them to grow and diversify in order to respond to rapid changes in the retail and leisure industries.

The National Planning Practice Guidance (PPG) sets out that for planning purposes, town centres comprise a location where main town centre uses are concentrated, including city and town centres, district centres and local centres.

Annexe 2 of the National Planning Policy Framework (NPPF) defines a 'town centre' as an:

*Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.*

Proposals for retail, leisure and office and other 'main town centre'<sup>13</sup> uses (as defined by the NPPF) should be in a defined town centre location in accordance with the sequential test for town centre uses. Where planning applications are for main town centre uses proposed on the 'edge of centre'<sup>14</sup> (as defined by the NPPF), outside the town centre or out of town and are not in accordance with the District Plan or Neighbourhood Plan, the Council will apply a sequential test and require an impact assessment as set out in the NPPF.

When assessing planning applications for retail developments outside a town centre, the Retail Study Update (2022) considers that a local impact threshold of 500m<sup>2</sup> would continue to be justified as an alternative to the default threshold of 2,500m<sup>2</sup> identified by the National Planning Policy Framework. The level of detail included within a Retail Impact Assessment should be proportionate to the scale and type of retail floorspace proposed, and should be agreed between the Council and the applicant on a case-by-case basis.

The Retail Study Update (2022) also considered the district's need for retail and leisure provision. This included quantitative and qualitative assessments of capacity, taking account of population and spending growth across the plan period. Whilst these calculations identified capacity for additional convenience goods floorspace over the plan period, limited capacity was found for additional comparison goods and leisure floorspace over the plan period.

The convenience floorspace capacity was found to have largely resulted from the strong performance of larger out-of-centre store and was not considered to justify new allocations. Given the relative performance of town centre facilities and the availability of vacant retail floorspace across the districts centre, it was concluded that the need could be met through existing and proposed facilities within the Council's defined centres.

<sup>12</sup> Local living: The term is used in the West Sussex Local Transport Plan 2022 and is a similar concept to that of the 20 minute neighbourhood.

<sup>13</sup> Main town centre uses: Retail development (including warehouse clubs and

factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)

<sup>14</sup> Edge of centre: For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.



## DPE4: Town and Village Centre Development

Development within a defined Town or Village Centre will be supported where a proposal is proportionate to the status of that centre within the hierarchy as set out in the table below:

Town Centres	Burgess Hill
	East Grinstead
	Haywards Heath
Village Centres	Crawley Down
	Cuckfield
	Hassocks
	Hurstpierpoint
	Lindfield

### Town and Village Centre Boundaries

Town and Village Centre Boundaries for each settlement in the hierarchy are defined on the Policies Maps and are illustrated Appendix 2

### Sequential Test for Town Centre Uses

A sequential test must be applied to planning applications for main town centre uses that are not in an existing defined Town or Village Centre and are not in accordance with the District Plan and the relevant Neighbourhood Plan. The sequential test will require:

- applications for main town centre uses to be located in town centres; or, if suitable sites are not available,
- in edge of centre locations where the site is accessible

and well connected to the town centre; or, if suitable sites are not available,

- at accessible out of centre sites that are well connected to the town centre.

Where an application fails to satisfy the sequential test, or fails to meet other requirements of this policy, it should be refused.

For the purposes of the sequential test, Neighbourhood Centres do not perform the same function as Town and Village Centres. Proposals in Neighbourhoods should reflect their role in meeting the day to day needs of the local community in accordance with policy DPE7.

### Local Threshold for Retail Impact Assessments

Planning applications proposing the construction of 500m<sup>2</sup> or more gross floorspace for the sale of convenience or comparison goods outside a town centre must be accompanied by a Retail Impact Assessment in order to demonstrate that they would not have a significant adverse impact on a town centre, either on their own or cumulatively in the area.

## DPE5: Within Town and Village Centre Boundaries

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Major Update</b>
<b>Strategic Objectives:</b>	<b>9 – Create and Maintain Town and Village Centres</b>

Policy DPE5 supports the development of main town centre uses within defined Town and Village Centres with the primary focus of supporting development that will sustain and enhance the vitality

and viability of the centre.

This policy supports flexibility to amalgamate and subdivide existing units in a centre to ensure it can adapt to the changing needs of existing and future occupiers and create high quality premises. In certain circumstances and subject to consideration of heritage impacts, it may be acceptable to allow a proportionate net loss in floorspace to facilitate a proposal, providing all resultant units are of a viable to support an occupier's needs, including staff welfare and storage facilities.

The impact of the trend towards online retail, accelerated by Covid-19 has had an impact on our highstreets and many retailers have gone out of business, leaving commercial spaces vacant whilst another occupant is yet to be found. The effect of vacant premises can blight local town and village centres, harming the overall vitality and viability of the centre; particularly where they remain empty for long periods of time.

Support from the Government for temporary and meanwhile uses has been given through changes to planning legislation and in particular the relaxation of changes of use and the introduction of Classes E and F in the Town and Country Planning (Use Classes) Order 1987 (as amended), together with publishing standard leases for the occupation of redundant town centre properties as part of the Government's 'Meanwhile Project' – [www.meanwhile.org.uk](http://www.meanwhile.org.uk)

The term 'meanwhile use' refers to the short-term use of temporarily empty shops or spaces until they can be brought back into commercial use. Meanwhile uses are generally for the benefit of the community in the form of meeting spaces, exhibitions, informal training and learning spaces, rehearsal space, pop-up shops, microbrewery and taproom, and cafes.

The benefit of supporting such temporary uses can counter the harmful impact of the unit remaining vacant, providing opportunities to keep the area vibrant whilst the landlord of the building continues to look for a new commercial occupant. The installation of delivery lockers have the potential assist in supporting linked trips to a centre where they are sensitively

installed to ensure they do not restrict accessibility either physically by the structure or by those seeking to use the lockers. Their location in a centre also needs careful consideration of matters including access by sustainable travel modes, security and design.

## DPE5: Within Town and Village Centre Boundaries

Within Town and Village Centre Boundaries as defined on the Policies Map, development of 'main town centre uses', as defined by the NPPF, will be supported, having regard to relevant Town Centre Masterplans. Support will also be given for:

- a) The amalgamation or subdivision of units, subject to meeting the requirements of policies DPB2 and DPB3 relating to heritage impacts.
- b) Temporary 'meanwhile' uses where they deliver community benefits, do not harm amenity and do not compromise the future redevelopment of the site.
- c) Delivery lockers where it can be demonstrated that their installation would enhance the vitality and viability of the centre and would not restrict accessibility.

## DPE6: Development within Primary Shopping Areas

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Major Update</b>
<b>Strategic Objectives:</b>	<b>9 – Create and Maintain Town and Village Centres</b>

Within each of the three Town Centres, as required by paragraph 86 of the NPPF and informed by the Mid Sussex Retail Study (2022), a smaller area is defined as the centres 'Primary Shopping Area' (PSA). The NPPF defines PSAs as a '...defined area where retail development is concentrated'. The Village Centre Boundaries are attributed to the same policy recognition as the PSA.

Within the PSAs the Council will seek to maintain a predominance of Class E Commercial, Business and Service Uses as defined by the Town and County Planning (Use Classes) Order 1987 (as amended), that would sustain and enhance the vitality and viability of the Centre and would not result in harm to amenity. When determining applications within defined Town and Village Centres, non-town centre uses are those uses falling outside the NPPF definition of 'main town centre uses'.

Policy DPE6 seeks to ensure the Council maintain an element of appropriate control over new developments within the PSAs through the use of conditions. Where appropriate the policy supports the use of additional control over permitted changes of a new development to avoid over concentration of uses which could harm the vitality and viability.

Where a loss of Class E or main town centre use is proposed, any application must be supported by appropriate marketing over a suitable time period. 'Appropriate marketing' is where a use has been prominently marketed for the existing and alternative Class E Uses, with reasonable terms and conditions, certified by an appropriately qualified professional; in some circumstances the Council may require this to be independently verified at the applicant's expense. The time period for marketing will be dependent on-site specific circumstances and in accordance with Government guidance, developers are encouraged to enter into pre-application discussions with the council in order to determine the appropriate parameters. The usual time period is likely to be 12 months of a vacant unit.



## DPE6: Development within Primary Shopping Areas

Primary Shopping Areas (PSAs) are defined on the Policies Map and are illustrated at Appendix 2. For Town Centres, this is a smaller area within the Town Centre boundary. For Village Centres, the PSA corresponds with the Village Centre Boundary.

(1) In order to support thriving Centres in the district, development proposals within defined Primary Shopping Areas, (as shown on the Policies Map), involving the loss of Class E Uses will only be supported where:

- a) a main town centre use is proposed,
- b) it can be demonstrated that the proposed use will sustain and enhance the vitality and viability of



## DPE7: Smaller Village and Neighbourhood Centres

- c) the centre, neighbouring amenity is protected,
- d) an active frontage is maintained at ground floor level, and;
- e) it does not result in a concentration of uses that harm the vitality and viability of the centre.

Residential uses will be supported at upper storeys. Residential at ground floor level will be resisted unless it can be demonstrated that:

- a) the vitality and viability of the centre is not harmed;
- b) an attractive and active frontage to the public realm is maintained, and;
- c) no harm would be caused to the character of the streetscene.

2) New developments for retail, food and beverage, and associated services uses (Use Class E(a), (b), (c)) within the Primary Shopping Area will be supported with the implementation of restrictions to maintain the mix of uses as permitted to ensure the vitality and viability of the centre is not harmed.

3) The loss of Class E and/or main Town Centre Uses to alternative non-main town centre uses will only be supported where evidence can be provided that demonstrates:

- a) the existing and any alternative Class E use is no longer viable; this must be demonstrated through evidence of vacancy and proactive marketing for an appropriate period of time,
- b) the proposed use would enhance the vitality and viability of the centre, and;
- c) it would not result in adverse impacts on neighbouring amenity.

<b>Policy:</b>	<b>Non - Strategic</b>
<b>Review Status:</b>	<b>Major Update</b>
<b>Strategic Objectives:</b>	<b>9 – Create and Maintain Town and Village Centres</b>
	<b>10 – Support Strong and Diverse Rural Economy</b>

The Plan seeks to support a prosperous rural economy in accordance with paragraph 84 of the National Planning Policy Framework.

The Mid Sussex Retail Study Update (2022) focused on the three town centres and the village centres of Crawley Down, Cuckfield, Hassocks, Hurstpierpoint and Lindfield. However, the district's smaller villages and neighbourhood centres also have an important role to play for their communities and have a range of services and facilities that supply the day-to-day requirements of local residents, neighbouring small villages and the countryside areas surrounding the villages. Although, people may have to travel further to gain access to some services that are not provided by these smaller centres, it is important that they remain vibrant and successful in order that they can continue to support their local communities and reduce the need for unnecessary travel.



## DPE7: Smaller Village and Neighbourhood Centres

Outside of defined Town and Village Centre boundaries:

Smaller villages, neighbourhood centres and parades of five or more<sup>15</sup> main town centre uses should be protected to meet the needs of their own communities and countryside areas, except where the existing use is no longer viable, and the proposed use is appropriate in scale and function, will not result in adverse amenity impacts, or is in accordance with a relevant Neighbourhood Plan.

<sup>15</sup> Local neighbourhood parades: DCLG publication 'Parades to be Proud of' defines local neighbourhood parades as: 'Typically located in the heart of a residential community, urban and rural, often with around 5-10 units, providing walk in convenience shopping and limited local services.'



## DPE8: Sustainable Rural Development and the Rural Economy

<b>Policy:</b>	<b>Non - Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>4</b> – Protected Built and Historic Environment
	<b>10</b> – Support Strong and Diverse Rural Economy

Although Mid Sussex is a rural district, agriculture only accounts for a small proportion of all businesses in district. The rural area supports a large number of diverse businesses that make an important contribution to the rural economy. Rural economic development should be encouraged where it provides good quality long-term employment, helps to improve local skills and services

and contributes towards sustaining a high quality environment and well-being of the local community in accordance with policy DPC1: Protection and Enhancement of Countryside.

This policy conforms to the National Planning Policy Framework, where it relates to Supporting a prosperous rural economy (paragraph 84). Small scale enterprises needed for the processing, distribution and local retailing of local produce should be positively supported along with sustainable growth and expansion of other types of business in rural areas this will allow the District's rural economy to grow and will improve the quality of life and environment for rural communities.

This policy will not apply within the High Weald Area of Outstanding Natural Beauty, where a more restrictive policy approach, Policy DPC4: High Weald Area of Outstanding Natural Beauty, will be adopted (National Planning Policy Framework paragraph 174).



## DPE8: Sustainable Rural Development and the Rural Economy

Provided a development is not in conflict with Policy DPC1: Protection and Enhancement of Countryside and Policy DPC2: Preventing Coalescence, and the rural location (outside the built-up area boundaries on the Policies Maps) of the enterprise is justifiable to support a prosperous rural economy in accordance with national policy in the NPPF:

- 1) new small-scale\* economic development, and extensions to existing facilities, including leisure and tourism-related development, within the countryside will be permitted provided:
  - it supports sustainable growth and the vitality of all types of businesses in the rural economy; and
  - it involves conversion of existing buildings and/ or well-designed new buildings, where possible on previously developed sites; and
  - it maintains or where possible enhances the quality of the rural setting.
- 2) diversification of activities on existing farm units and other land-based rural businesses will be permitted provided:
  - they are of a scale which is consistent to the location of the farm holding; and
  - they would not prejudice the agricultural use of a farm unit.
- 3) the re-use and adaptation of agricultural and forestry buildings for business or sustainable rural tourism and leisure use in the countryside will be permitted provided:
  - the building is genuinely redundant for agricultural or forestry use; and
  - it is not a recently constructed\*\* agricultural

which has not been or has been little used for its original purpose;

- the building is demonstrated to be structurally sound and capable of conversion without substantial reconstruction or extension;
- the site is served by an existing suitable access to the local road network; and
- the appearance and setting are not adversely affected;

Development for accessible local services and community facilities will be supported in line with policy DPI6.

\* Small scale defined as usually being no more than 350m<sup>2</sup> of floorspace for converted and/or new build development and/or a total site area of 350m<sup>2</sup> for change of use of land applications.\*\* Recently constructed is defined as being within the previous five (5) years.

## DPE9: Sustainable Tourism and the Visitor Economy

<b>Policy:</b>	<b>Non - Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>7</b> – Encourage Business and Thriving Local Enterprise
	<b>10</b> – Support Strong and Diverse Rural Economy
	<b>11</b> – Support Mid Sussex as a Visitor Destination

Tourism makes an important contribution to the economy of Mid Sussex. The District has world-class gardens, historic houses, picturesque villages, international award-winning vineyards and fine cuisine.

The Bluebell Railway, a privately-owned heritage railway, is an important visitor attraction to Mid Sussex. The Bluebell Railway has restored and operated scheduled steam train services on sections of the former Lewes to East Grinstead line since 1960.

In view of the Bluebell Railway's value to the local and regional tourist economy and as a public transport link, the Council has supported the completion of the line to East Grinstead. In the long-term, the Bluebell Railway plans to reinstate the disused branch line westwards from Horsted Keynes (via Ardingly) to a terminus at Haywards Heath. The completion of this section will connect the Bluebell Railway with main line rail services at both East Grinstead and Haywards Heath.

The proposed western extension of the Bluebell Railway from Horsted Keynes to Haywards Heath is considered to be a project of District-wide importance and is fully supported by the Council. This policy therefore safeguards the route of the proposed reinstated railway link between East Grinstead and Haywards Heath railway stations for the Bluebell Railway's operating requirements and passenger facilities, as shown on the Policies Map.



## DPE9: Sustainable Tourism and the Visitor Economy

The retention of existing tourism accommodation\* and attractions will be supported where it is well located and, if it is outside of the built-up area boundary, it respects the character of the countryside.

Where development proposals are brought forward for the change of use of existing tourism accommodation\* and attractions, it will need to be demonstrated that there is no realistic prospect of the continued use of the existing provision. The Council will assess such proposals having regard to the market, economy and supply of tourism accommodation\* and attractions at the time of the application. Applicants may need to provide:

- evidence of marketing actively conducted for a reasonable period of time;
- evidence that alternative visitor uses have been fully explored;
- an appraisal indicating that the existing use is no longer viable;
- evidence that the site has not been made deliberately unviable;
- evidence of the suitability of the site to accommodate the alternative visitor use; and
- evidence that the reduction of floorspace or bed spaces in the case of tourism accommodation is the only way of improving the standard of the existing tourist facility.

Development proposals for new tourism accommodation\* and attractions, or expansions or improvements to existing tourism accommodation\* and attractions, will be supported where it is not in conflict with Policy DPE8: Sustainable Rural Development and the Rural Economy and Policy DPC1: Protection and Enhancement of the Countryside, and where it is demonstrated that:

- It increases the range and/or quality of tourist facilities;
- There would be no harm on highway safety or severe residual cumulative impacts on the road network;
- It encourages sustainable travel opportunities;
- It will not adversely affect the character, landscape, historical significance, appearance and amenity of the area;
- Opportunities are taken to use existing buildings where possible;
- The design and layout of the proposals, including ancillary facilities, are sensitive to the existing character and setting;
- It does not have an adverse effect on residential amenity in the local area;
- It will not have an adverse effect on the vitality and viability of existing facilities in the locality or relevant assets of community value; and
- It meets the requirements of other relevant development plan policies.

The route of the proposed reinstated Bluebell Railway link between East Grinstead and Haywards Heath railway stations (as shown on the Policies Map) will be safeguarded from any development which could prevent its completion.

In particular, land along the route of the railway corridor between Horsted Keynes and Haywards Heath railway stations which will be required to deliver the proposed reinstated railway link and associated facilities for the Bluebell Railway will be safeguarded from development.

\* Tourism accommodation includes hotels, guesthouses, bed and breakfast establishments, self-catering accommodation and outdoor accommodation such as caravan sites, camping sites and glamping sites (including yurts, log cabins and pods).

# Chapter 14

## Sustainable Communities

# 14. Sustainable Communities



Policies in this chapter:	
Sustainable Communities	<b>DPSC1:</b> Broad location to the west of Burgess Hill
	<b>DPSC2:</b> Land to the south of Reeds Lane, Sayers Common
	<b>DPSC3:</b> Land at Crabbet Park, Copthorne

Three sites have been identified as having potential to deliver sustainable urban extensions at locations which have not previously been considered suitable for growth. These urban extensions will deliver mixed used development, supported by infrastructure to create sustainable communities. Due to the scale of these significant site allocations, not all of the sites will be delivered in the Plan Period (up to 2039). However, the sites are allocated for the total amount, with only yield delivered during the plan period contributing to meet the Plan requirement set out in **DPH1: Housing**.

Settlement	Site	Number of homes within Plan Period (up to 2039)	Total Yield
Burgess Hill	Broad location to the West of Burgess Hill	1,400	1,400
Sayers Common	Land to the south of Reeds Lane, Sayers Common	1,850	2,000
Copthorne	Land at Crabbet Park, Copthorne	1,500	2,300

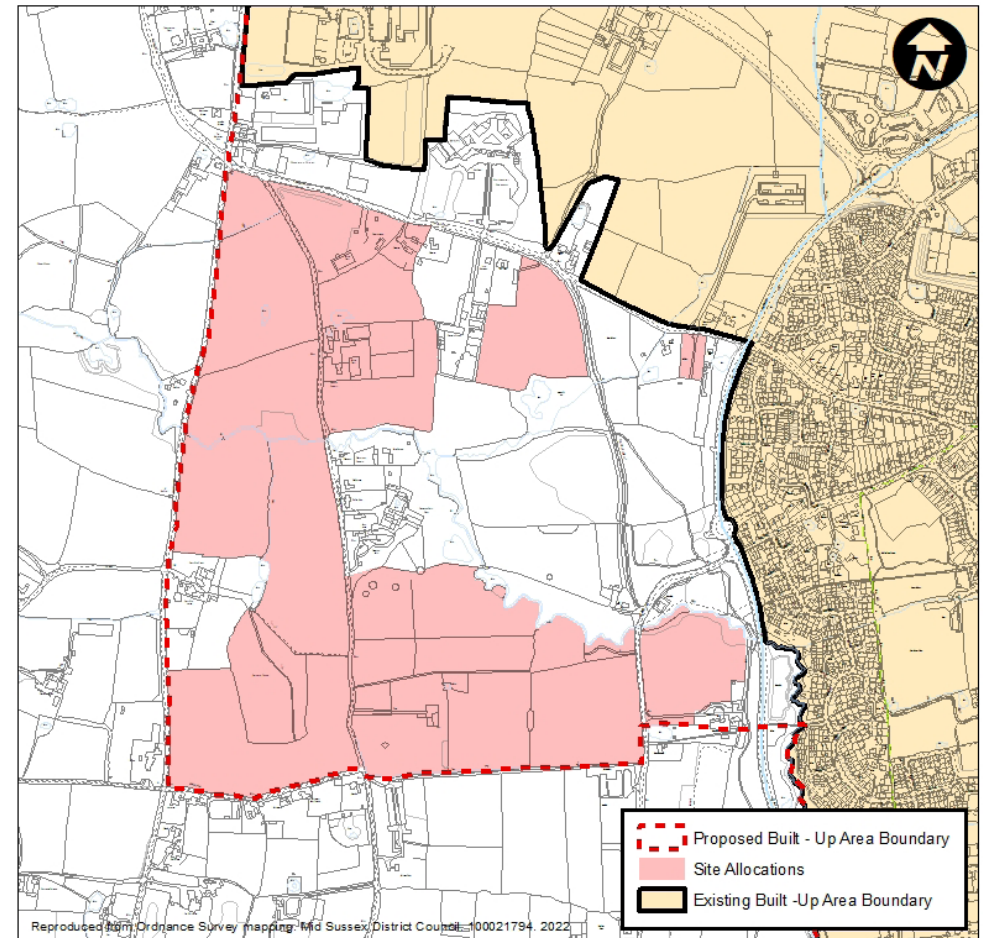
## DPSC1: Land to the West of Burgess Hill

Burgess Hill is an area of significant growth with 3,500 homes consented as part of the Northern Arc Development, along with a significant investment in infrastructure. Land to the west of Burgess Hill is an area that is suitable for further sustainable growth being well connected to existing and planned sustainable transport networks.

*Note: the boundary shown on the site map below represents the extent of the site inclusive of all allocations (residential, employment, facilities and services) listed under "Allocation" below. Built development may not extend to the site boundary; for instance, landscape buffers, retention of existing natural boundaries, open space and village/country parks will be included within and/or on the site boundary.*

*The site promoter has prepared a visioning document for this site, which includes an indicative masterplan showing approximate location of uses and mitigation. This is available to view at [www.midsussex.gov.uk/DistrictPlan](http://www.midsussex.gov.uk/DistrictPlan) by following the links to District Plan Review and Evidence Base.*

DPSC1: Land to the West of Burgess Hill					
<b>SHELAA Ref:</b>	740	<b>Settlement:</b>	Burgess Hill	<b>Gross Site Area (ha):</b>	67.7
<b>Indicative Development Capacity</b>					
<b>Net Residential Dwellings</b>		1,400			
<b>Employment</b>		TBC			
<b>Older Persons Accommodation</b>		Proportion TBC			
<b>Retail / Community</b>		TBC			
<b>Gypsy and Traveller Provision</b>		Provision of equivalent financial contribution towards off-site provision of pitches.			





## Infrastructure

### On site:

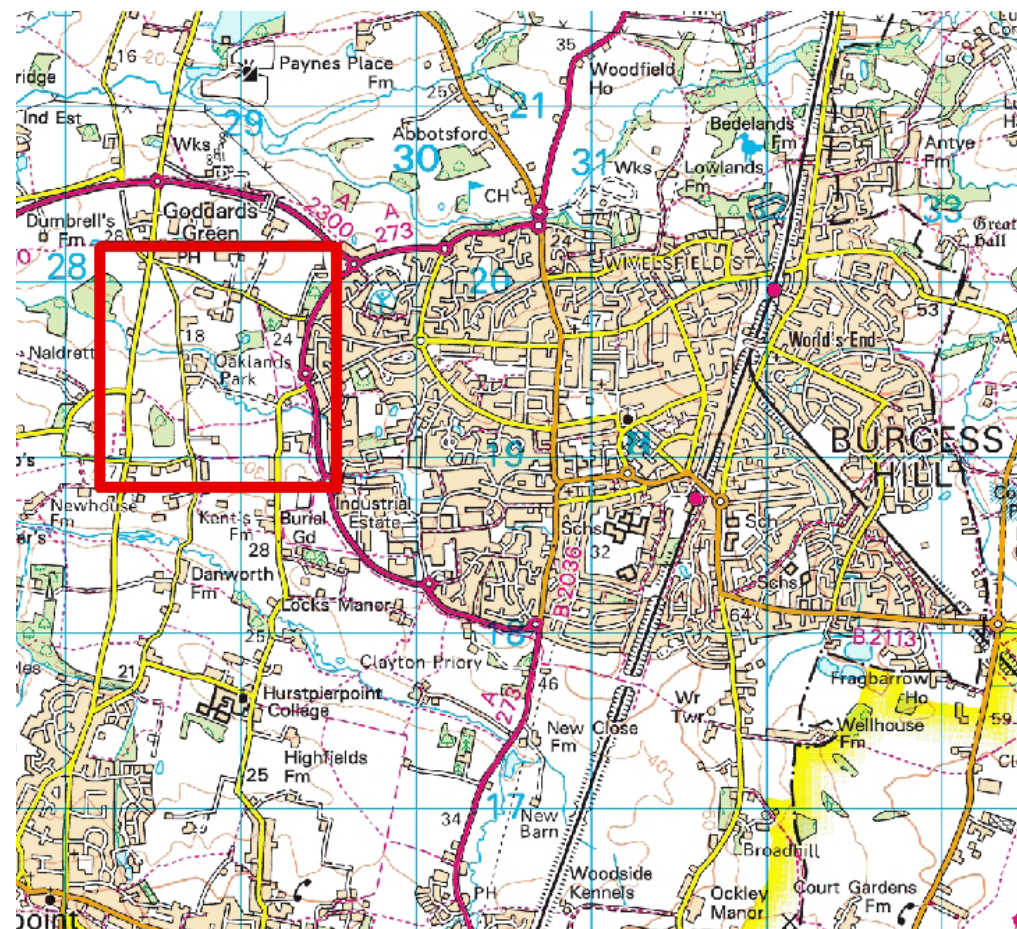
- Extra Care housing provision<sup>16</sup>
- 2FE Primary School
- Playspace
- Self-service Library
- Leisure including sport pitches and community pavilion
- Neighbourhood centre – retail, leisure and workspace
- Sustainable transport measures and provision
- Allotments
- Wastewater infrastructure

### Financial contributions towards the provision of:

- Sport facilities where need not met on site
- Community buildings where need not met on-site
- Emergency services
- Healthcare
- Railway Station improvements

### Provision of:

- Sustainable transport measures and provision
- Highways works



<sup>16</sup> Housing that is suitable for older persons and those with specialist accommodation or care needs.

### **Policy Requirements**

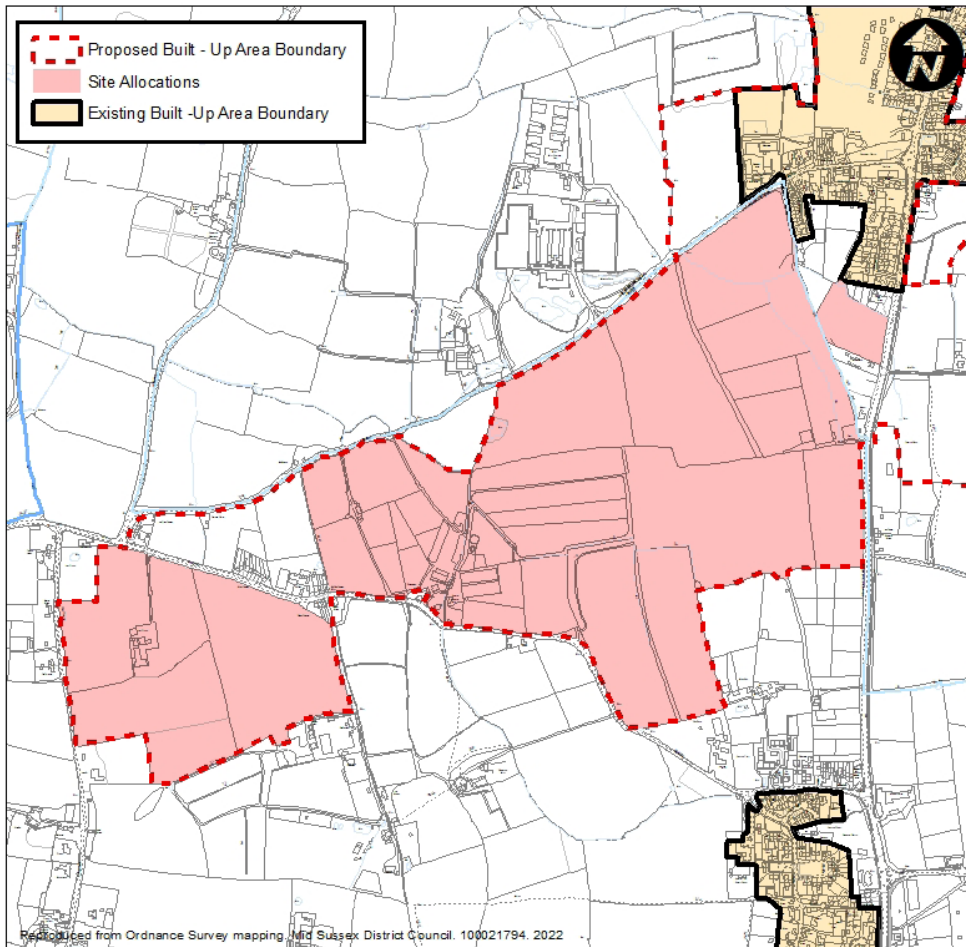
Land to the west of Burgess Hill, as shown on the inset map, is allocated as an urban extension to Burgess Hill. Development will be in accordance with a comprehensive masterplan to be agreed with the Council and provide:

- Approximately 1,400 new homes; including provision for extra care housing
- A new primary school and play pitches
- Open space, sports pitches and village green
- Neighbourhood centre with community facilities, locate extra care housing provision and transport hub nearby
- Sustainable travel connections to Burgess Hill and links to employment centred around the A2300
- Green travel corridors for cycle and pedestrian access throughout with links to the 'Green Circle'
- Central bus route
- Protection of setting of Grade II Listing Building at North End Farm to the west of the site.
- Retention and enhancement of historic routeways of High Hatch Lane and Pangdean Lane
- Avoid developing areas of existing flood risk and mitigate impacts through integration of multi-functional SUDS drainage network
- Provision of type 4 terminal foul pumping station

This is in addition to the General Principles for Site Allocations set out in policy DPH4.

## DPSC2: Land to the South of Reeds Lane, Sayers Common

The significant site at Reeds Lane lies to the west of Sayers Common and north of Albourne. The site will deliver a sustainable urban extension to Sayers Common, bringing new community facilities and services to the area as part of a mixed use development.



DPSC2: Land to the South of Reeds Lane, Sayers Common					
<b>SHELAA Ref:</b>	799	<b>Settlement:</b>	Sayers Common	<b>Gross Site Area (ha):</b>	88.5
<b>Indicative Development Capacity</b>					
<b>Net Residential Dwellings</b>	2,000 (approximately 1,850 to 2039)				
<b>Employment</b>	5,000 – 9,000sqm E Class				
<b>Older Persons Accommodation</b>	Proportion TBC				
<b>Retail / Community</b>	2,000 – 4,000sqm				
<b>Gypsy and Traveller Provision</b>	Proportion TBC				
<b>Infrastructure</b>	<p>On site:</p> <ul style="list-style-type: none"> <li>• Extra Care housing provision<sup>17</sup></li> <li>• All-through school with 2FE at Primary and 4FE at Secondary, with or without Sixth Form</li> <li>• Playspace</li> <li>• Self-service Library</li> <li>• Leisure</li> <li>• Sustainable transport measures and provision</li> <li>• Healthcare provision</li> <li>• Community facilities</li> <li>• Wastewater infrastructure</li> </ul> <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> <li>• Sport facilities</li> <li>• Community buildings</li> <li>• Emergency services</li> <li>• Healthcare</li> </ul> <p>Provision of:</p> <ul style="list-style-type: none"> <li>• Sustainable Transport measures and provision</li> <li>• Highways improvements</li> </ul>				

<sup>17</sup> Housing that is suitable for older persons and those with specialist accommodation or care needs

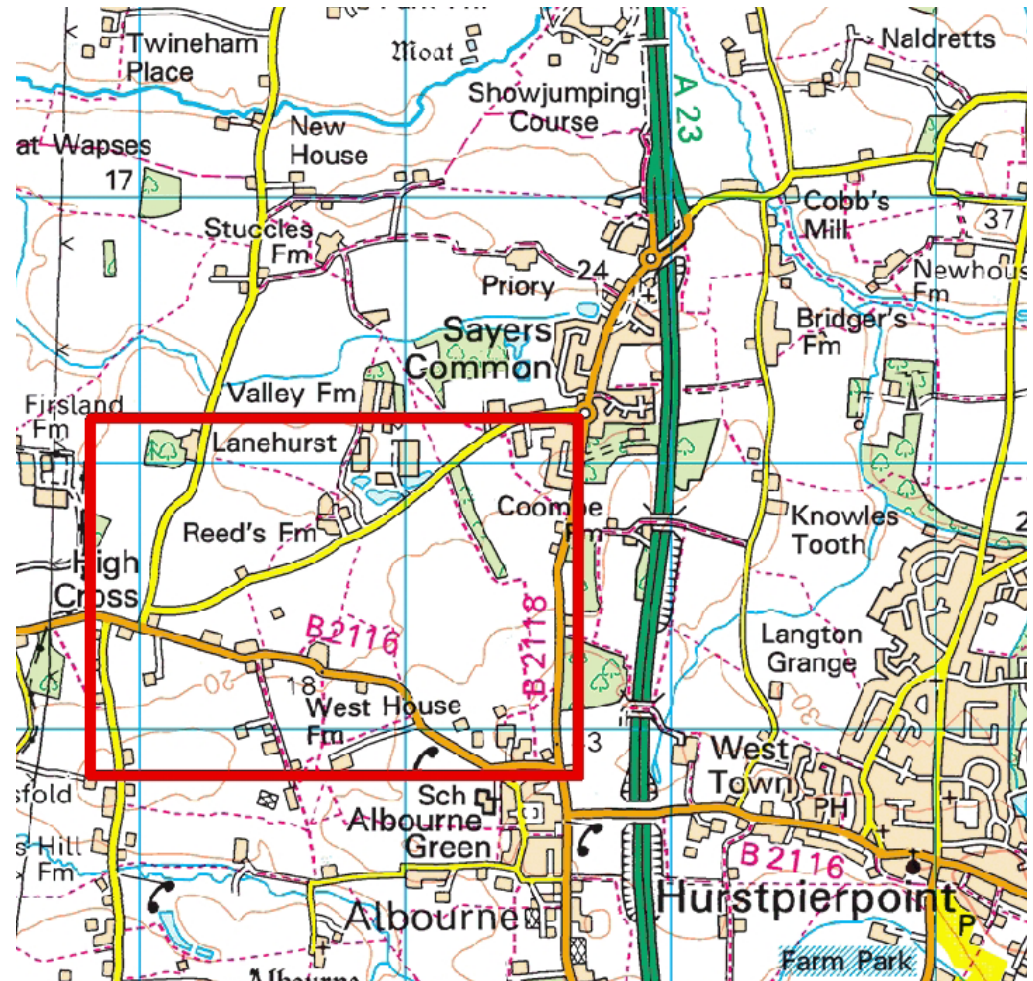
### Policy Requirements

Land to the south of Reeds Lane, Sayers Common, as shown on the inset map, is allocated as an urban extension to Sayers Common. Development will be in accordance with a comprehensive masterplan to be agreed with the Council and provide:

- Approximately 2,000 new homes, 1,850 of which are within the Plan Period; including provision of extra care housing
- Neighbourhood centre with community facilities, locate extra care housing provision and transport hub nearby
- A new primary school
- Provision of land for employment uses
- Provision of new waste water treatment works on site
- Sustainable travel connections to Burgess Hill

This is in addition to the General Principles for Site Allocations set out in policy DPH4.

Opportunities to improve connectivity and masterplanning between the eastern and western parcels of the site, by inclusion of further land parcels on the southern boundary, should be investigated. Any extension to the site must ensure there is significant open space and landscaping on the southern boundary to ensure a gap between Sayers Common and Albourne, to maintain the separate identity of these settlements.



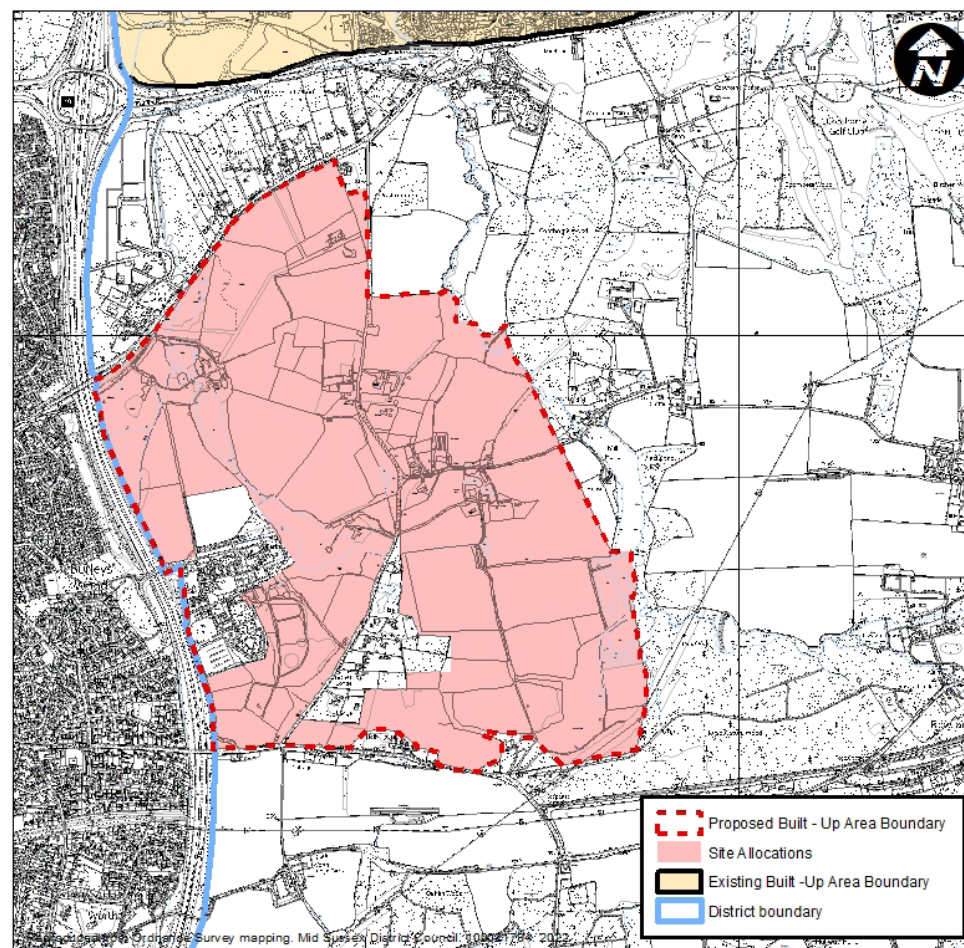
*Note: the boundary shown on the site map below represents the extent of the site inclusive of all allocations (residential, employment, facilities and services) listed under "Allocation" below. Built development may not extend to the site boundary; for instance, landscape buffers, retention of existing natural boundaries, open space and village/country parks will be included within and/or on the site boundary.*

*The site promoter has prepared a visioning document for this site, which includes an indicative masterplan showing approximate location of uses and mitigation. This is available to view at [www.midsussex.gov.uk/DistrictPlan](http://www.midsussex.gov.uk/DistrictPlan) by following the links to District Plan Review and Evidence Base.*

## DPSC3: Land at Crabbet Park

Crabbet Park lies to the south of Copthorne village and is separated from Crawley by the M23. Whilst the site is capable of delivering around 2,300 new homes, it is estimated only 1,500 will be deliverable within the Plan period.

DPSC3: Land at Crabbet Park					
<b>SHELAA Ref:</b>	18	<b>Settlement:</b>	Copthorne	<b>Gross Site Area (ha):</b>	172
Indicative Development Capacity					
<b>Net Residential Dwellings</b>	2,300 (approximately 1,500 to 2039)				
<b>Employment</b>	TBC				
<b>Older Persons Accommodation</b>	Proportion TBC				
<b>Retail / Community</b>	TBC				
<b>Gypsy and Traveller Provision</b>	Provision of equivalent financial contribution towards off-site provision of pitches.				
<b>Infrastructure</b>	<p>On site:</p> <ul style="list-style-type: none"> <li>• Extra Care housing provision<sup>18</sup></li> <li>• All-through school with 2FE at Primary and 4FE at Secondary, with or without Sixth Form</li> <li>• Playspace</li> <li>• Self-service Library</li> <li>• Leisure</li> <li>• Sustainable transport measures and provision</li> <li>• Healthcare provision</li> <li>• Community facilities</li> <li>• Wastewater infrastructure</li> </ul> <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> <li>• Sport facilities</li> <li>• Community buildings</li> <li>• Emergency services</li> <li>• Healthcare</li> </ul> <p>Provision of:</p> <ul style="list-style-type: none"> <li>• Sustainable Transport measures and provision</li> <li>• Highways works</li> </ul>				



*Note: the boundary shown on the site map below represents the extent of the site inclusive of all allocations (residential, employment, facilities and services) listed under "Allocation" below. Built development may not extend to the site boundary; for instance, landscape buffers, retention of existing natural boundaries, open space and village/country parks will be included within and/or on the site boundary.*

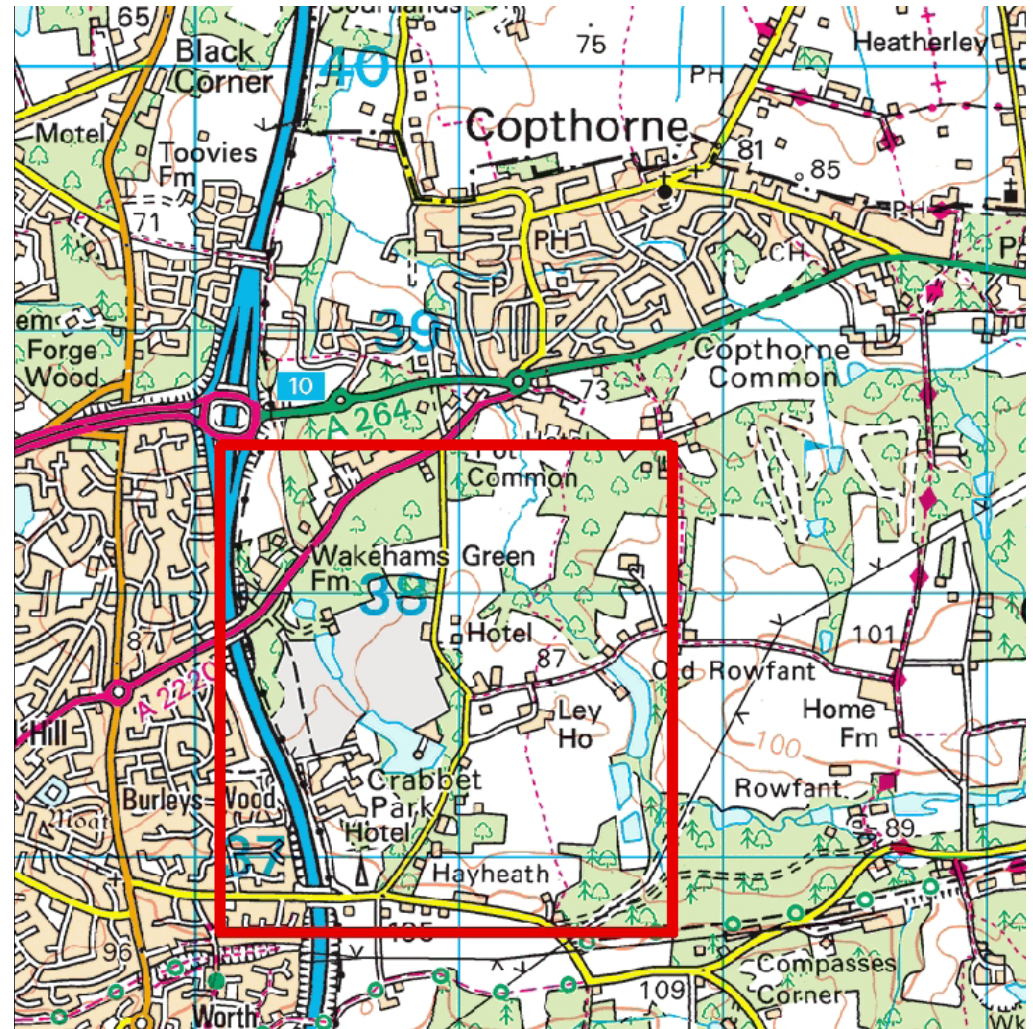
*The site promoter has prepared a visioning document for this site, which includes an indicative masterplan showing approximate location of uses and mitigation. This is available to view at [www.midsussex.gov.uk/DistrictPlan](http://www.midsussex.gov.uk/DistrictPlan) by following the links to District Plan Review and Evidence Base.*

### Policy Requirements

Land at Crabbet Park, as shown on the inset map, is allocated for a mixed-use development. Development will be in accordance with a comprehensive masterplan to be agreed with the Council and provide:

- Approximately 2,300 new homes, 1,500 of which are within the Plan Period; including provision of extra care housing
- Provision of employment land to support local jobs
- Provision of a new primary school
- Neighbourhood centre with community facilities, locate extra care housing provision and transport hub nearby
- Improved linkages to cycling and walking network to improve sustainable transport routes to Three Bridges train station, Crawley Town Centre and areas of employment centre including links to the Worth Way.
- Mitigation of impact of the development on the AONB which lies to the south of the site.

This is in addition to the General Principles for Site Allocations set out in policy DPH4.



<sup>18</sup> Housing that is suitable for older persons and those with specialist accommodation or care needs.

# Chapter 15



Housing

# 15. Housing



## DPH1: Housing

**Policy:** **Strategic**  
**Review Status:** **Major update**  
**Strategic Objectives:** **12** – Support Safe, Healthy and Inclusive Communities  
**13** – Provide Housing to Meet Community Needs

<b>Policies in this chapter:</b>	
<b>Housing</b>	<b>DPH1:</b> Housing
	<b>DPH2:</b> Sustainable Development - Outside BUA
	<b>DPH3:</b> Sustainable Development - Inside BUA
	<b>DPH4:</b> General Development Principles for Housing Allocations
	<b>DPH5 – DPH25:</b> Housing Site Allocations
	<b>DPH26:</b> Older Persons Housing and Specialist Accommodation
	<b>DPH27 – DPH28:</b> Older Persons Housing and Specialist Accommodation - Allocations
	<b>DPH29:</b> Gypsies, Travellers and Travelling Showpeople
	<b>DPH30:</b> Self and Custom Build Housing
	<b>DPH31:</b> Housing Mix
	<b>DPH32:</b> Affordable Housing
	<b>DPH33:</b> First Homes
	<b>DPH34:</b> Rural Exception Sites
	<b>DPH35:</b> Dwelling Space Standards
<b>DPH36:</b> Accessibility	

The Local Housing Need (LHN) for housing is 20,142 dwellings (an average of 1,119 dwellings per annum). This figure has been calculated using the standard method and there are no exceptional circumstances to justify an alternative approach.

As at 1st April 2022 there were 10,786 commitments made up from planning permissions and development plan allocations that have yet to be implemented. In addition there were 1,187 completions in 2021/22, the first year of the Plan. Therefore, to ensure the housing requirement is met in full the District Plan needs to make provision for is 8,169 dwellings.

The strategic sites allocated in the 2018 District Plan are making good progress with the first completions on the Northern Arc taking place 2022 and will continue through the plan period, with final completions on the site anticipated during 2033/34; over half of the 600 homes are now completed at Pease Pottage and the on-site school open; finally, the Clayton Mills site at Hassocks has full planning permission and work has commenced.

The spatial strategy of this Plan is to focus growth to locations that support the sustainability of existing settlements. This will be achieved through sustainable growth at existing settlements and for urban extensions that improve sustainability of existing



settlements. Some smaller settlements, that are not currently sustainable, have the potential to accommodate high levels of growth, supported by improvements to infrastructure.

An Infrastructure Delivery Plan has been prepared to identify what infrastructure provision is needed and where and when it needs to be delivered in order to support the development and anticipated future growth identified in this Plan.

To ensure the housing requirement is met in full a number of additional housing sites have been allocated.

Policy Ref	Site	Settlement	Yield
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 Reeds 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>TOTAL</b>			<b>2,007</b>

The National Planning Policy Framework allows local planning authorities to make an allowance for windfall sites in the housing supply if there is compelling evidence to do so. The Urban Capacity Study (2022) sets out the evidence that supports the inclusion of a windfall allowance. The study concludes that there is evidence to justify an allowance of 466 on identifiable larger sites; 79 units per annum from non-identifiable sites of less than 5 units; and a further 25 units per annum from non-identifiable sites from other sources such as office to residential conversions. A windfall allowance of allowance of 1,714 units over the plan period is included in policy DPH1 (from year 6 onwards at an average of 143<sup>19</sup> pa for 12 years).

<sup>19</sup> 143 pa due to rounding.

## DPH1: Housing

The District's Local Housing Need is 20,142 dwellings over the Plan Period

### Minimum Housing Need

The Housing Need will be met from the following sources:

<b>Commitments (Existing allocations and Permissions)</b>	10,786
<b>Completions 2021/22</b>	1,187
<b>Sustainable Communities - Significant Sites</b>	<b>4,750</b>
<b>DPSC1:</b> Land to West of Burgess Hill	1,400
<b>DPSC2:</b> Land to South of Reeds, Sayers Common	1,850
<b>DPSC3:</b> Land at Crabbet Park, Copthorne	1,500
Housing Sites <b>DPH5 – DPH25</b>	2,007
Windfall allowance	1,714
<i>Of which larger identifiable sites</i>	466
<i>Of which smaller and other non-identifiable sites</i>	1,248
<b>Total Housing supply from 2021 - 2039</b>	<b>20,444</b>
<b>Mid Sussex Housing Need</b>	<b>20.142</b>
<b>Total under/over supply for resilience</b>	<b>+302</b>

In order to minimise the pressure for additional housing development the net loss of residential dwellings will not be permitted unless there are specific circumstances that justify the loss.

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

### Policy:

### Review Status:

### Strategic Objectives:

### Strategic

### New Policy

**12** – Support Safe, Healthy and Inclusive Communities

**13** – Provide Housing to Meet Community Needs

It is recognised that in order for the villages to continue to grow and thrive, in many cases, it is necessary to expand beyond the existing built-up area boundaries, as defined on Policies Maps. In addition to the allocation of additional for land for housing, there are opportunities for small scale (fewer than 10 dwellings) windfall or unplanned development on the edge of settlements.

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

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

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

The developer will need to satisfy the Council that:

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

## DPH3: Sustainable Development – Inside the Built-up Area

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>12</b> – Support Safe, Healthy and Inclusive Communities
	<b>13</b> – Provide Housing to Meet Community Needs

Most settlements in the District have built-up area boundaries which are defined on Policies Maps. Within these settlements there are opportunities for infilling and redevelopment of land to maximise the potential of these areas to accommodate further development. Such sites provide opportunity for sustainable development, often well located to existing services and public transport networks, reducing both the need to travel and pressure to build on the countryside. Whilst such sites are not normally allocated for development, they are a source of 'unidentified' or 'windfall' sites which make an important contribution to the overall housing land supply.

## DPH3: Sustainable Development – Inside the Built-up Area

With defined built-up area boundaries, as defined on Policies Maps, development will be permitted within towns and villages. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale with particular regard to DPB1: Character and Design and Mid Sussex Design Guide SPD.

In areas with good accessibility to shops and services or good public transport links that minimise the need to travel and/or reliance on private cars, there may be an opportunity to deliver a greater concentration of development.



## DPH4: General Development Principles for Housing Allocations

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>12</b> – Support Safe, Healthy and Inclusive Communities <b>13</b> – Provide Housing to Meet Community Needs

Allocations within the District Plan must be compliant with the development plan when read as a whole; this includes national policy, policies within this plan, and within 'made' Neighbourhood Plans.

Annex 1 sets out an overview of the policy requirements that are relevant for all allocated sites. This is not an exhaustive list however demonstrates the considerations that will need to be addressed when submitting planning applications for allocated sites.

Policy DPH4 sets out additional General Principles that apply for all housing allocations. These are supplemented by site-specific requirements which are set out in individual site policies.



## DPH4: General Principles for Housing Allocations

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

- o **Sustainable Communities: Significant Sites:** DPSC1 – DPSC3
- o **Housing Allocations:** DPH9 – DPH29

**In addition, all Significant Sites and Housing Allocations must:**

### Urban design principles

- Design sites in accordance with the Mid Sussex Design Guide SPD
- Design sites within the High Weald AONB in accordance with the **High Weald Housing Design Guide**.
- Provide a high degree of integration and connectivity between new and existing communities.
- Design new development at a density that is appropriate for the location.
- Make a positive contribution towards local character and distinctiveness.
- Create safe communities through appropriate design and layout that reduces the likelihood of crime and anti-social behaviour.

### Landscape considerations

- Undertake Landscape and Visual Impact Assessment or Appraisal (LVIA) on any rural and edge of settlement sites. In the AONB the LVIA will utilise the AONB Management Plan components as landscape receptors. The LVIA will need to inform the site design, layout, capacity and any mitigation requirements.
- Provide a Landscape Strategy to identify how natural features on site have been retained and

incorporated into the landscape structure and design of the site and informed the landscaping proposals for the site.

- Submit Arboricultural Impact Assessment and Arboricultural Method Statements for all sites where development will be within 15 metres of any trees, measured from the trunk.

### **Historic environment and cultural heritage**

- Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted, unless it can be demonstrated that such an evaluation is not appropriate for this site. Appropriate mitigation may be required depending on the outcome of that evaluation.
- Respect listed buildings, conservation areas, scheduled monuments, the historic landscape, registered parks and gardens and their settings and look for opportunities to enhance or better reveal their significance. All heritage assets, including those that are undesignated, will need to be conserved and enhanced.
- Provide Heritage Impact Assessments, where appropriate, to establish the significance of heritage assets and their settings, the impact of development on this significance and, if appropriate, mitigation strategies

### **Biodiversity and Green Infrastructure**

- Carry out and submit habitat and species surveys at the earliest opportunity in order to inform the design and conserve important ecological assets from negative direct and indirect effects.
- Protect and enhance green infrastructure and green corridors by ensuring built development integrates existing green infrastructure into the layout of the scheme, reinforcing and providing new green infrastructure and connections to existing corridors to develop a connected network of multi-functional

greenspace, including incorporating opportunities to contribute to strategic green infrastructure.

- Improve access to, and understanding of natural greenspace and nature conservation features, including recognising the importance and role of green infrastructure to the ecosystem, biodiversity, public rights of way, health and well-being, the water environment, community facilities and climate change. Green infrastructure is to be incorporated with SuDS, where possible, to improve biodiversity and water quality.

### **Access and highways**

- Provide a Transport Assessment and Sustainable Transport Strategy to identify appropriate mitigation and demonstrate how development will be accompanied by the necessary sustainable travel infrastructure to support it.
- Highway infrastructure mitigation is only considered once all relevant sustainable travel interventions (for the relevant local network) have been fully explored and have been taken into account in terms of their level of mitigation.
- Identify how the development will provide safe and convenient routes for walking and cycling through the development and linking with existing networks beyond. Create a permeable road network within the site with clearly defined route hierarchies.
- Safeguard Public Rights of Way (PRoW) and protect their amenity.

### **Flood risk and drainage**

- Provide a site-specific Flood Risk Assessment (FRA)/ surface water drainage strategy in areas at risk from fluvial or surface water flooding to inform the site layout and any appropriate mitigation measures that may be necessary. Areas at risk of flooding should be avoided in the first instance.
- Undertake a sequential approach to site layout by avoid developing areas at risk of flooding including climate change allowance.

## Utilities

- Liaise with water, gas and electricity providers to ensure that appropriate works are carried out in a timely manner to support development, if needed.

## Contaminated Land

- Investigate any potential land contamination from current or historical on site or adjacent land uses.

## Minerals Safeguarding

- Consult with West Sussex County Council regarding any applications for development in a Minerals Safeguarding Zone or Consultation Area and address the requirements of Policy M9 in the West Sussex Joint Minerals Local Plan – 2018.

## Aerodrome Safeguarding Requirements

- Ensure that proposed development does not impact on the safe operation of Gatwick Airport. The following must be taken into consideration:
  - o Impact of buildings & structures on navigational aids & instrument flight procedures
  - o Schemes that contain large areas of landscaping, water bodies including SUDS schemes, buildings with large areas of flat/shallow pitched roofs and waste & recycling sites could attract birds in large numbers which could increase the bird strike risk to the airport
  - o Large and/or coloured lighting schemes close to the airport
  - o Wind turbines or large areas of solar panels

## In addition, all Significant Sites must:

- Deliver a development which will support a vibrant and inclusive community which embodies the 20-minute neighbourhood<sup>20</sup> principles of a complete, compact, and well-connected neighbourhood, with advanced digital infrastructure, in which people can meet the majority of their daily needs within a short walk or cycle ride and opportunities to include

food growing areas are taken.

- Deliver a layout which accords with Chapter 4 of the Mid Sussex Design Guide SPD and is designed from the concept stages to prioritise sustainable and active modes of travel, providing safe and convenient routes for walking and cycling through the development and linking with existing and enhanced networks beyond.
- Deliver a landscape led approach to the master planning of the development, ensuring on site green infrastructure assets are protected and enhanced, and provides connectivity to wider green infrastructure networks;
- Secure a minimum biodiversity net gain of 20% to be demonstrated through a Biodiversity Gain Plan which sets out how net gains for biodiversity will be achieved, secured and managed appropriately taking into account the Council's objectives and priorities for biodiversity net gain and nature recovery;
- Provide a suitable mix of housing including affordable housing, older persons and extra care accommodation and self-build plots;
- Provision of permanent pitches, or equivalent financial contribution towards off-site provision for Gypsies and Travellers who travel to contribute towards the total identified need within the District commensurate with the overall scale of residential development proposed by the significant site development;
- Provision of Use Class C2 Extra Care and older person specialist accommodation towards the total identified need within the District commensurate with the overall scale of residential development proposed by the significant site development;
- Provide land for employment uses, unless it is demonstrated that there is not demand for employment land at that location;
- Submit an Employment and Skills Plan with the planning application to secure improvements to the skills of local people and to enable them to take

- advantage of the resulting employment opportunities;
- Provide public transport, walking and cycling infrastructure to nearby settlements that provide higher order service and transport interchanges;
- Provide necessary transport improvements that take account of the wider impact of the development on the surrounding areas;
- Meet at least 4\* Rating of the BRE Home Quality Mark (HQM) with a minimum score of 55 credits in the energy category; and
- Meet a maximum water consumption standard of 85 litres per person per day (including external water use) to minimise the impact of the development on water resources and water quality. Rainwater harvesting and greywater recycling measures should be incorporated into the development as well as using water efficient fittings and appliances. Water neutral developments will be encouraged where this is possible.



<sup>20</sup> The Town and County Planning Association 'Guide to 20-minute Neighbourhoods - Creating Healthier, Active, Prosperous Communities' (March 2021).

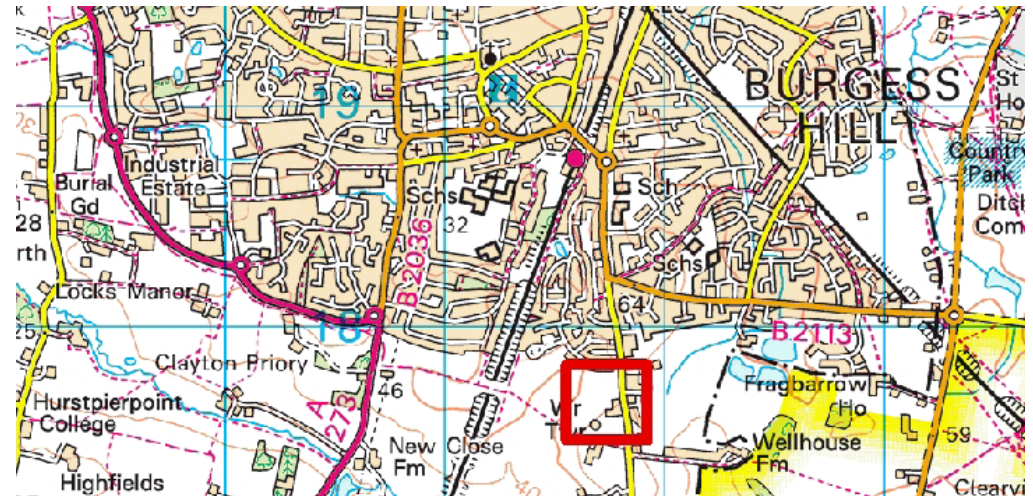
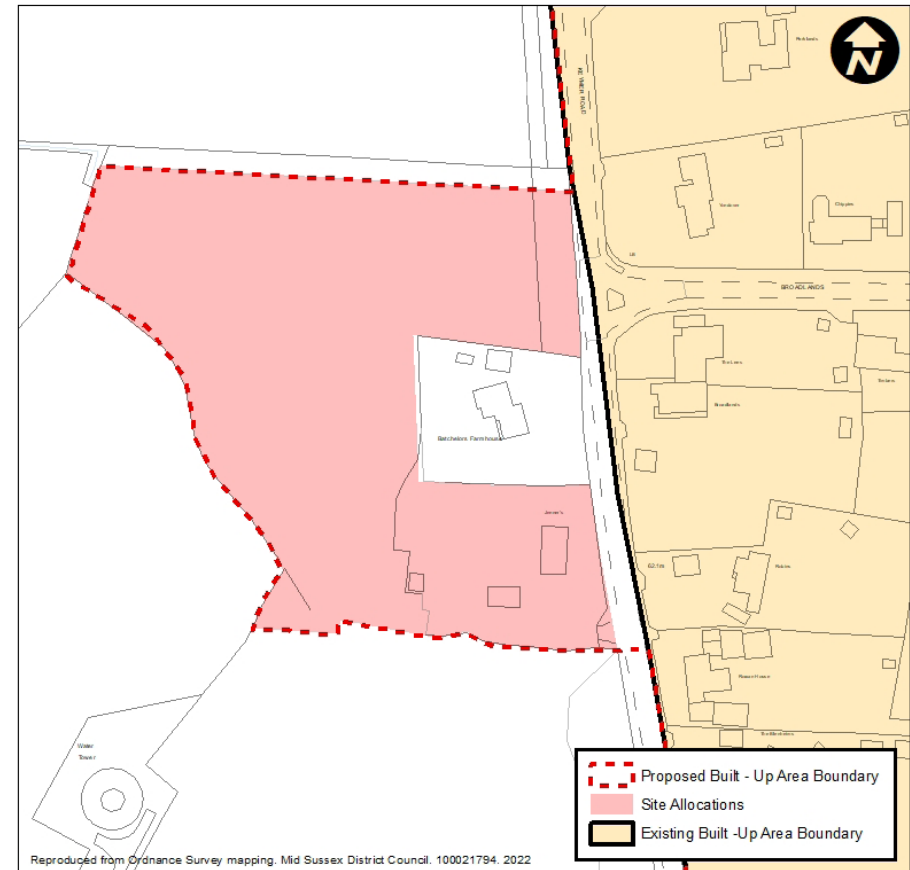
# DPH5: Batchelors Farm, Keymer Road, Burgess Hill

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	573	<b>Settlement:</b>	Burgess Hill
<b>Gross Site Area (ha):</b>	1.5	<b>Number of dwellings:</b>	33
<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of: Play space Sports facilities Community buildings Library Education Sustainable Transport</p> <p>Provision of: Highway works Sustainable Transport measures</p>		

## Policy Requirements

- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Prioritise cycle and pedestrian connections throughout the site with direct links to the Batchelors Farm Nature Reserve to the west.
- Provide suitable access from Keymer Road.
- Retain, protect and enhance mature trees across the whole site and hedgerows along the boundaries and ensure development provides a positive edge to these features and the wider countryside including Batchelors Farm Nature Reserve to the west.





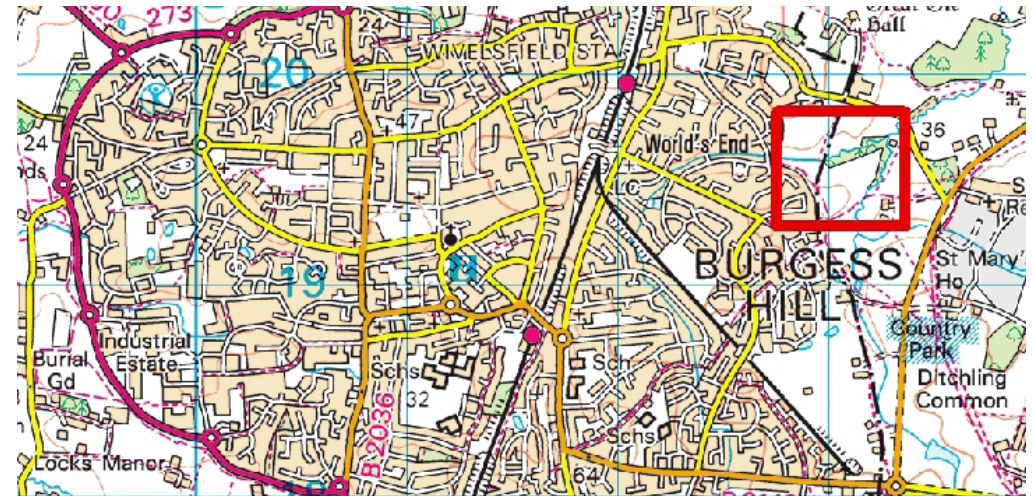
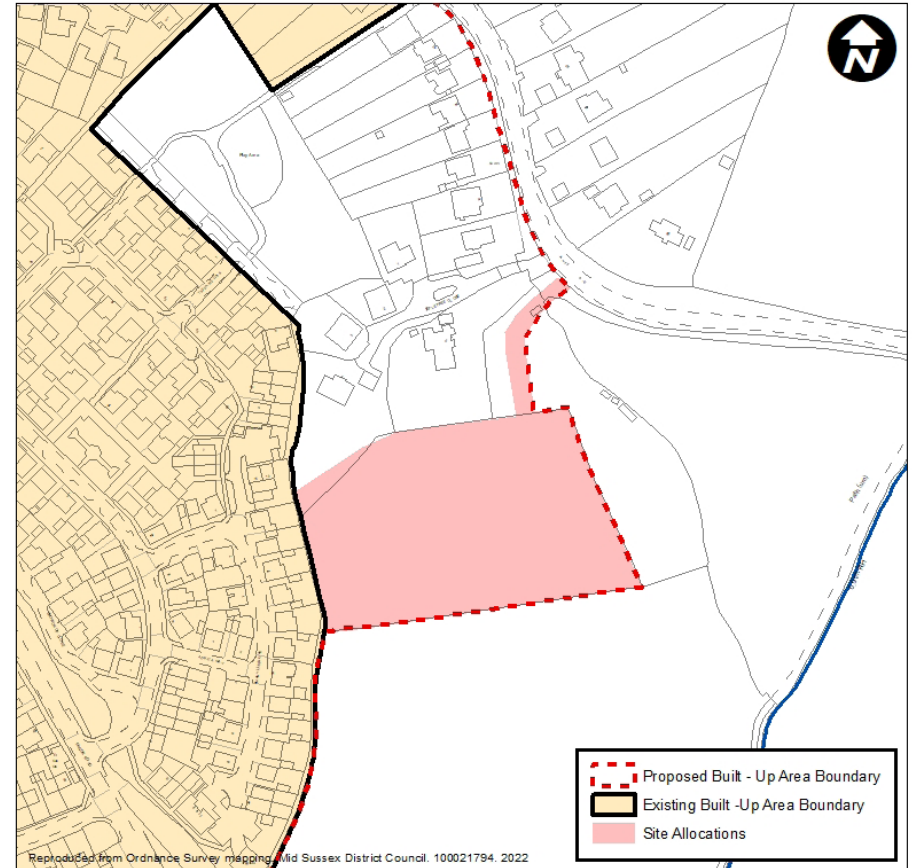
# DPH6: Land at Hillbrow, Janes Lane, Burgess Hill

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	1030	<b>Settlement:</b>	Burgess Hill
<b>Gross Site Area (ha):</b>	1.2	<b>Number of dwellings:</b>	25
<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of: Play space Sports facilities Community buildings Library Education Sustainable Transport</p> <p>Provision of: Highway works Sustainable Transport measures</p>		

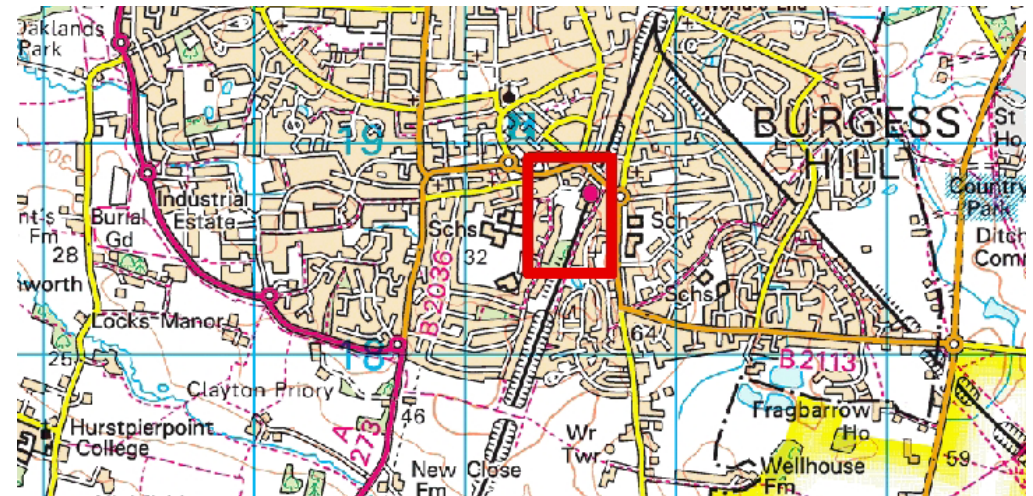
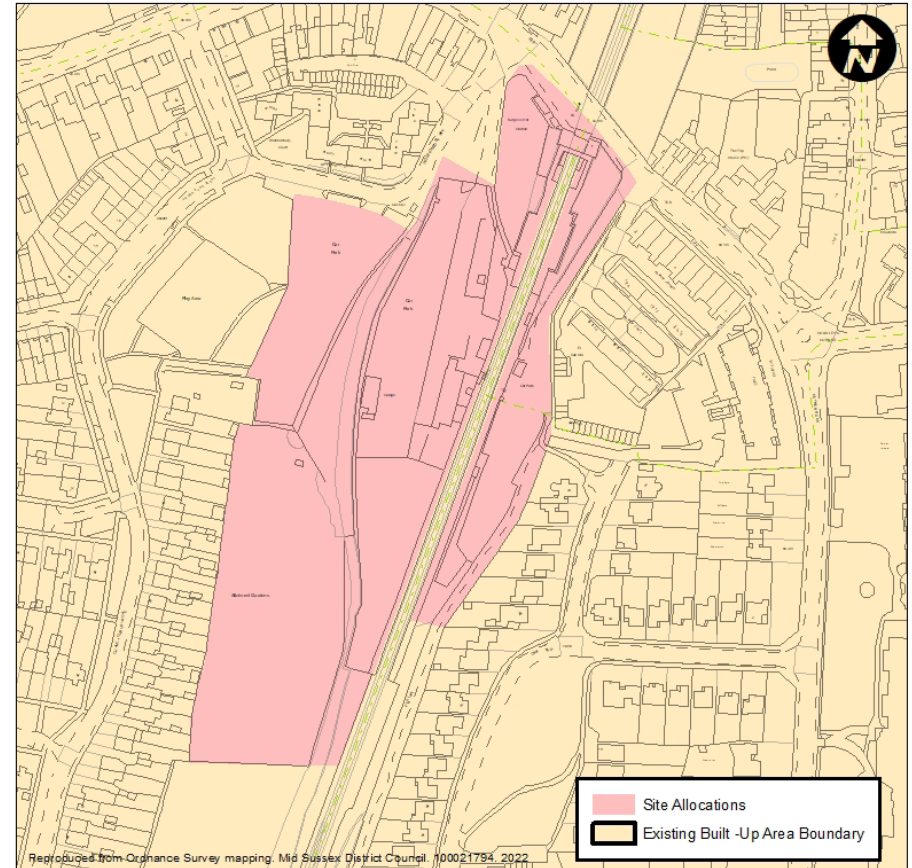
## Policy Requirements

- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations
- Prioritise cycle and pedestrian connections throughout the site and onto Janes Lane.
- Provide suitable access from Janes Lane which avoids loss of mature trees.
- Retain, protect and enhance mature trees across the whole site and hedgerows along the boundaries and ensure development provides a positive edge to these features and the wider countryside.



## DPH7: Burgess Hill Station, Burgess Hill

<b>SHELAA:</b>	1123	<b>Settlement:</b>	Burgess Hill
<b>Gross Site Area (ha):</b>	3.5	<b>Number of dwellings:</b>	300
<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of: Play space Sports facilities Community buildings Library Education Sustainable Transport Health care Emergency services</p> <p>Provision of: Sustainable Transport measures</p>		



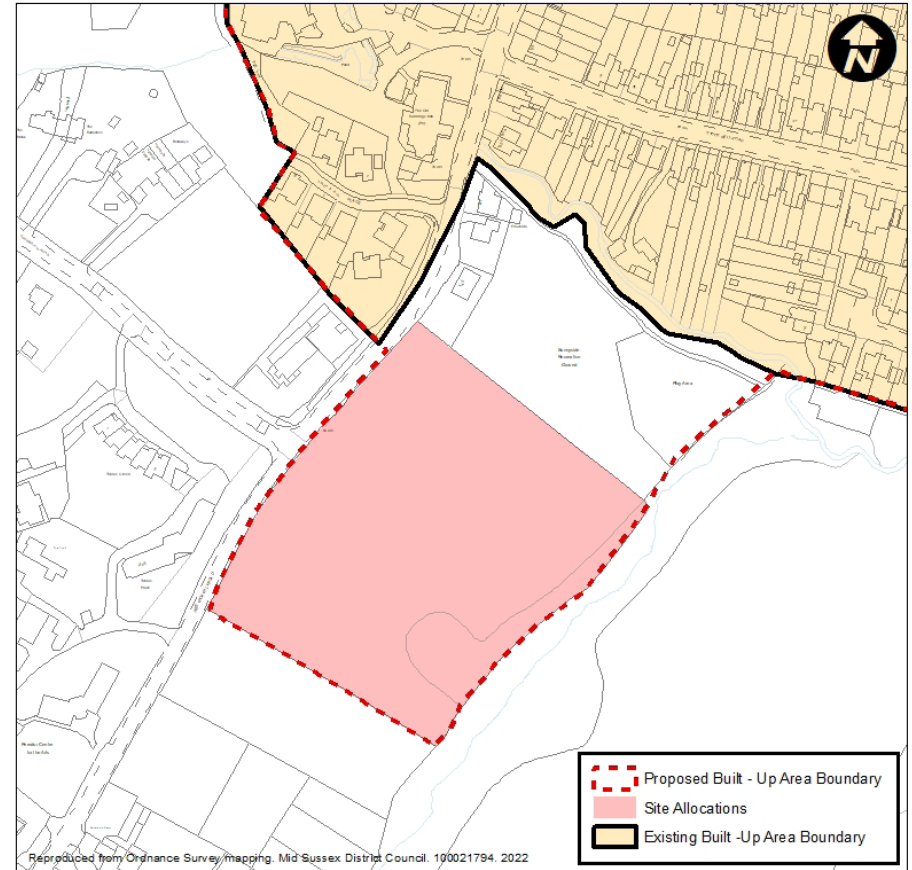
**Policy Requirements:**

- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations
- Masterplan a comprehensive redevelopment scheme which takes account of the principles of Neighbourhood Plan Policy TC5 The Station Quarter, delivering attractive and accessible mixed use development and transport mobility hub, creating a new gateway development to Burgess Hill.
- Optimise use of the site by delivering a high density, sustainable development which has a strong sense of place, focused on high quality open space and carefully landscaped public realm, providing an appropriate setting for the scale of development.
- Orientate development positively to address existing open space at Queens Crescent Park along with any proposed areas of open space.
- In consultation with the Local Planning Authority, address requirements for children's equipped playspace, either on-site, and/or by financial contribution to upgrade existing facilities at Queen's Crescent Playground.
- Create a mobility hub which prioritises sustainable and active travel links throughout the development establishing a permeable layout with safe links to the wider network, taking account of the Place & Connectivity Programme and LCWIP.
- Provide secure and conveniently located cycle parking facilities and ensure car parking well designed to ensure it does not dominate the streetscape.
- Support will be given for appropriately located and designed delivery lockers.
- Secure the provision of an equal number of allotments in Burgess Hill in line with policy DPI5.
- Provide suitable design and necessary mitigation for noise associated with the use and operation of the railway and station.

# DPH8: Land off West Hoathly Road, East Grinstead

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	198	<b>Settlement:</b>	East Grinstead
<b>Gross Site Area (ha):</b>	1.8	<b>Number of dwellings:</b>	Up to 45
<b>Infrastructure</b>	<p>On-site: 30% affordable housing Open space</p> <p>Financial contributions towards the provision of: Play space Sports facilities Ashdown Forest SPA and SAC mitigation measures Community buildings Library Education Sustainable Travel</p> <p>Provision of: Sustainable Transport measures Highway works</p>		



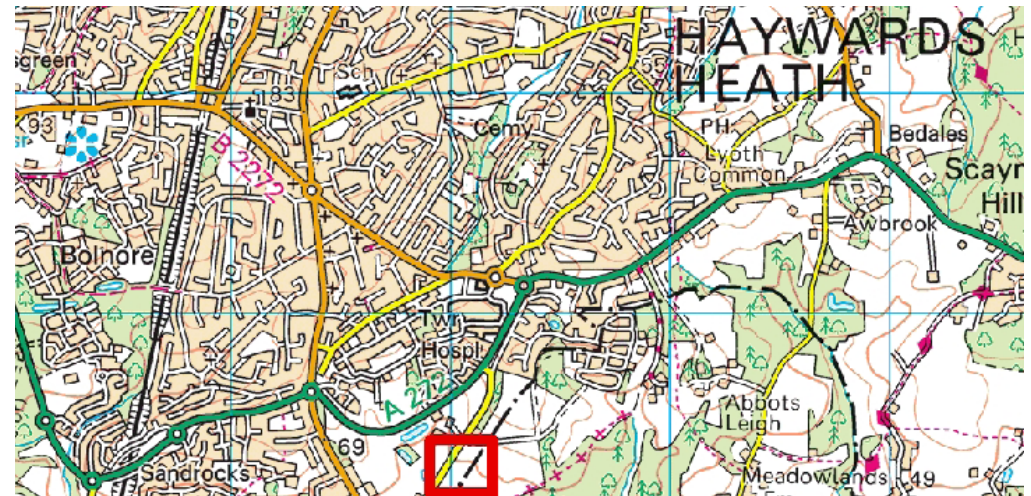
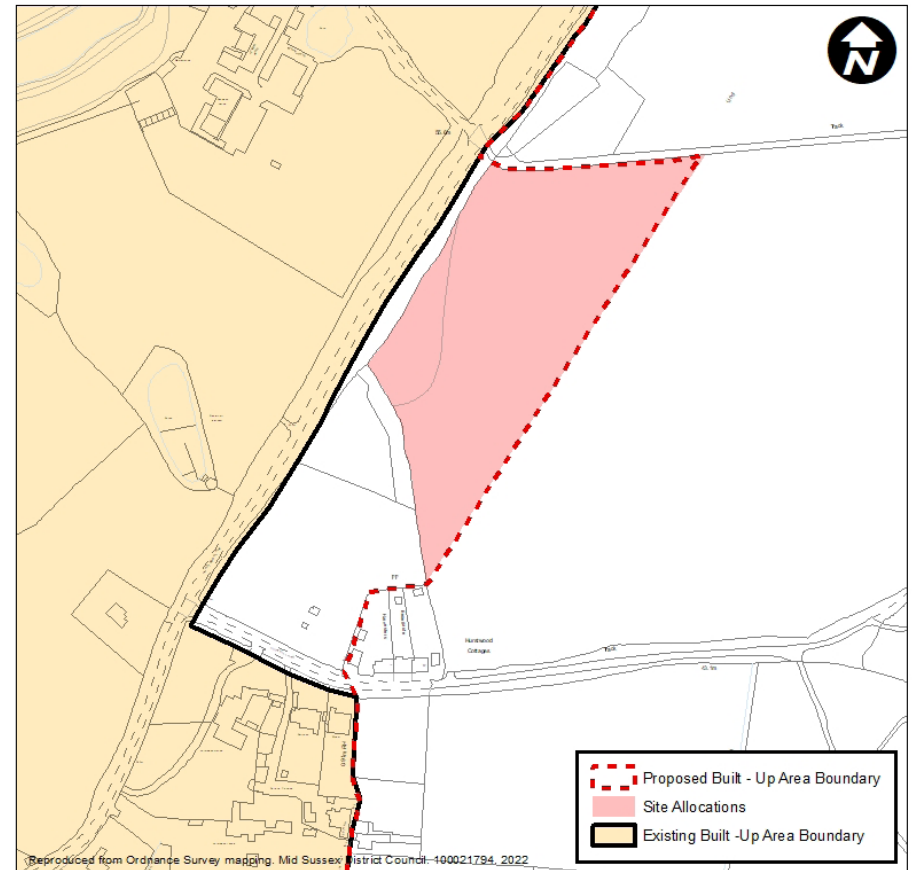
### **Policy Requirements**

- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Provide suitable access from West Hoathly Road.
- Provide a footpath link to East Grinstead along West Hoathly Road.
- Take a landscape-led approach to development.
- Undertake a LVIA to inform an appropriate layout, design and landscaping to conserve and enhance the High Weald AONB.
- Take into account the objectives of the High Weald AONB Management Plan, the High Weald Housing Design Guide and the Colour Study.
- Take account of the surrounding settlement pattern and character in the design and layout of the site in order to conserve and enhance the High Weald AONB.
- Provide an appropriate buffer for the ancient woodland to the east of the site in line with Policy DPN4.
- Retain and enhance mature trees/ hedgerows on site boundaries.
- Provide parkland as part of the development and a link to Sunnyside Recreation Ground.

# DPH9: Land at Hurstwood Lane, Haywards Heath

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	858	<b>Settlement:</b>	Haywards Heath
<b>Gross Site Area (ha):</b>	1.8	<b>Number of dwellings:</b>	45
<b>Infrastructure</b>		<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of: Play space Sports facilities Community buildings Library Education Sustainable Transport</p> <p>Provision of: Sustainable transport measures Green infrastructure to neighbouring allocated site</p>	



### **Policy Requirements**

- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations
- Integrate development with the site to the south (DPH10) and the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors.
- Provide access to integrate with the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation).
- Respect and retain the rural character of Hurstwood Lane.
- Retain the trees and ground levels along Hurstwood Lane (which forms the western boundary of the site) and in the western part of the site.
- Measures will be necessary to mitigate the impact of development on the landscape character of the surrounding area, including a landscape buffer on the eastern site boundary
- Provide appropriate landscaping and an appropriate transition between the built development and the wider countryside to the west of the site, including ecological corridors.

## DPH10: Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath

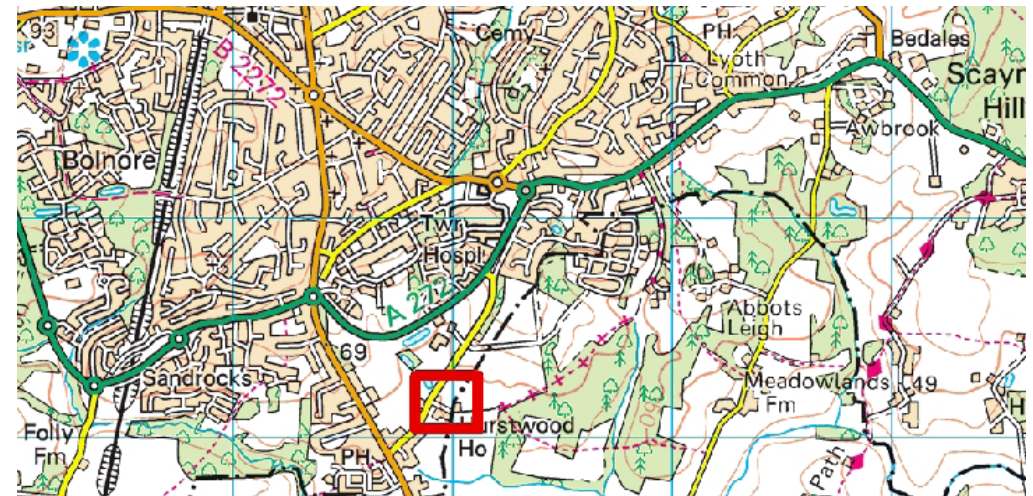
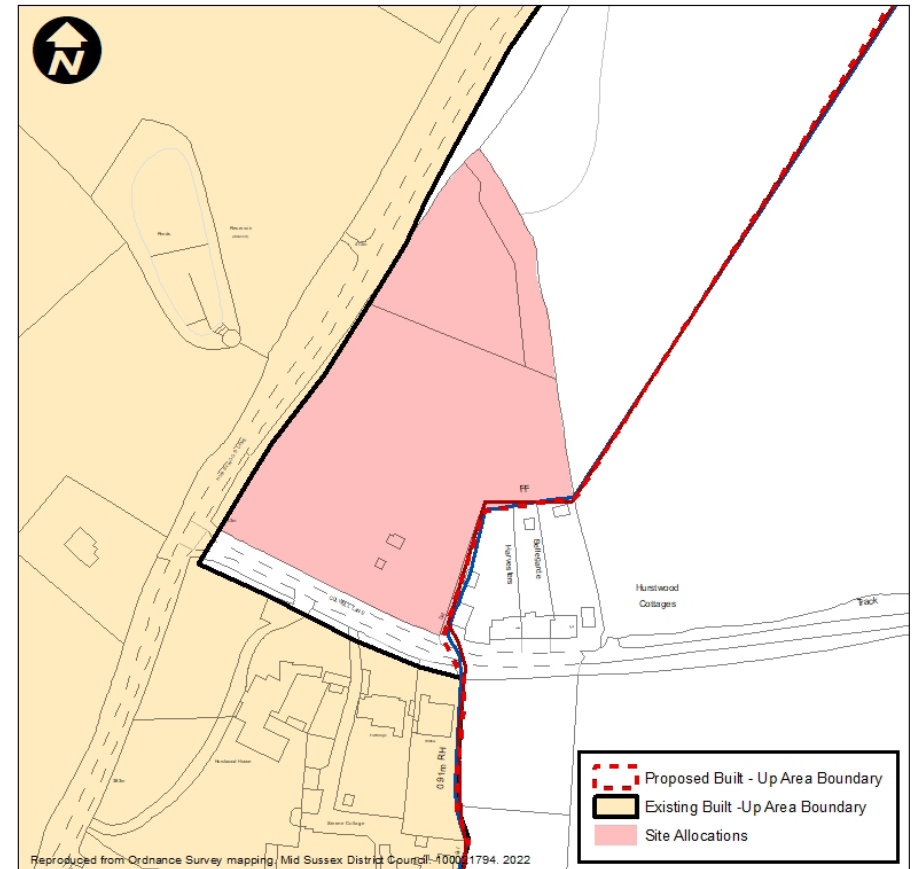
Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	508	<b>Settlement:</b>	Haywards Heath
<b>Gross Site Area (ha):</b>	1	<b>Number of dwellings:</b>	30

<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of: Play space Sports facilities Community buildings Library Education Sustainable Transport</p> <p>Provision of: Sustainable transport measures Green infrastructure to neighbouring allocated site</p>
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### Policy Requirements

- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations
- Integrate development with the site to the north (DPH9) and the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors.
- Provide access to integrate with the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation).
- Respect and retain the rural character of Hurstwood Lane.
- Retain the trees and ground levels along Hurstwood Lane which forms the western boundary of the site.
- Retain the trees on the site boundaries to provide a landscape buffer to the wider countryside.
- Measures will be necessary to mitigate the impact of development on the landscape character of the surrounding area.





# DPH11: Land east of Borde Hill Lane, Haywards Heath

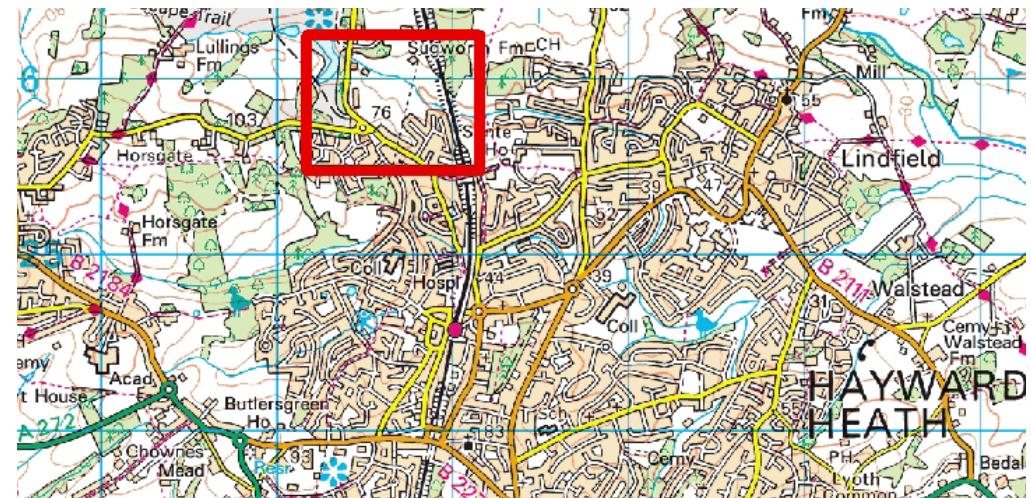
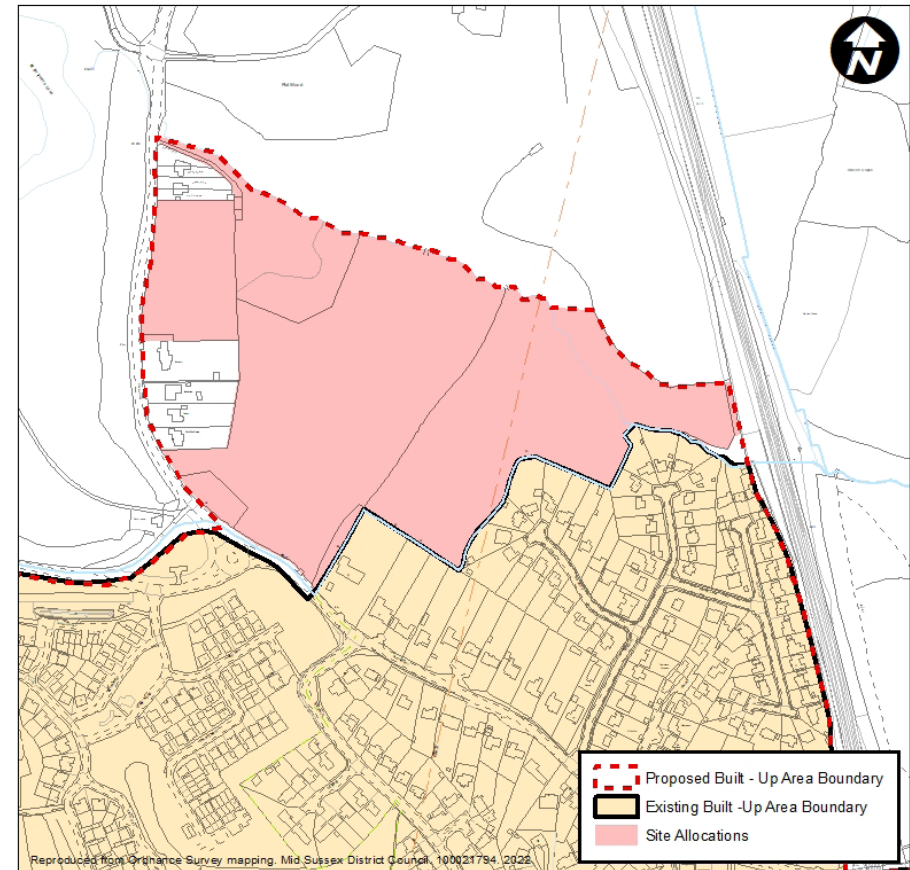
Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	556	<b>Settlement:</b>	Haywards Heath
<b>Gross Site Area (ha):</b>	10.5	<b>Number of dwellings:</b>	60

<b>Infrastructure</b>	<p>On-site: 30% affordable housing Playspace</p> <p>Financial contributions towards the provision of: Sports facilities Community buildings Library Education Sustainable Travel and/or Highways Improvements Healthcare Emergency Services</p> <p>Provision of: Highway works Sustainable transport measures</p>
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## Policy Requirements

- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations
- Provide suitable vehicular, pedestrian and cycle access from Borde Hill Lane via fourth arm from roundabout, south west of site.
- Roundabout to be enlarged and positioned to allow safe movement of road users and provision of new dropped kerbs and tactile paving on southern approach, in agreement with the Highways Authority.
- Contain development to central and eastern parts of site to reduce potential impacts on setting on High Weald AONB (to be informed by an LVIA).
- An Archaeological Impact Assessment and mitigation will be required
- Provide appropriate mitigation to address the potential impact on nearby Grade II listed building 'South Lodge'. The mitigation strategy should be informed by a Heritage Impact Assessment.



# DPH12: Orchards Shopping Centre, Haywards Heath

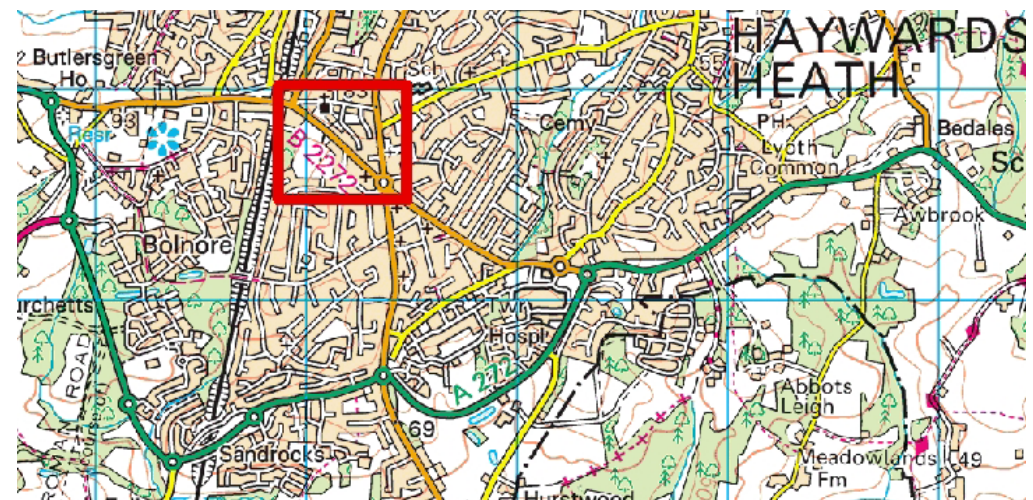
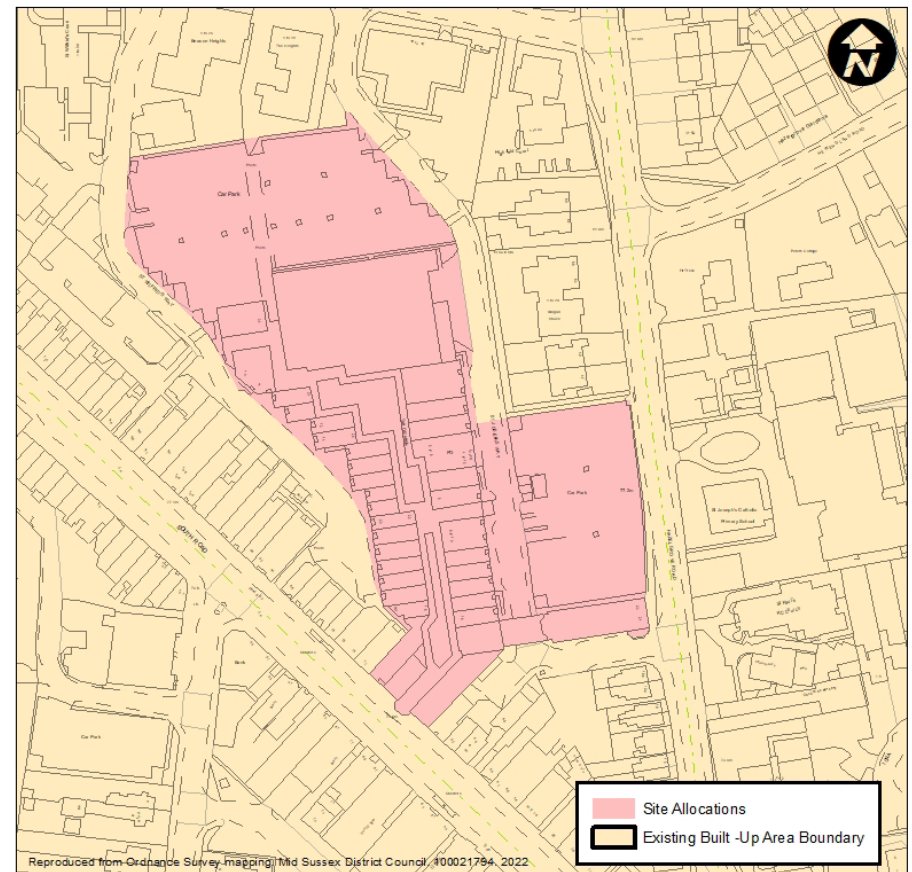
Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements

<b>SHELAA:</b>	1121	<b>Settlement:</b>	Haywards Heath
<b>Gross Site Area (ha):</b>	1.9	<b>Number of dwellings:</b>	100

<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of: Play space Sports facilities Community buildings Library Education Sustainable Travel Healthcare Emergency services</p> <p>Provision of: Sustainable Transport measures Car parking</p>
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## Policy Requirements:

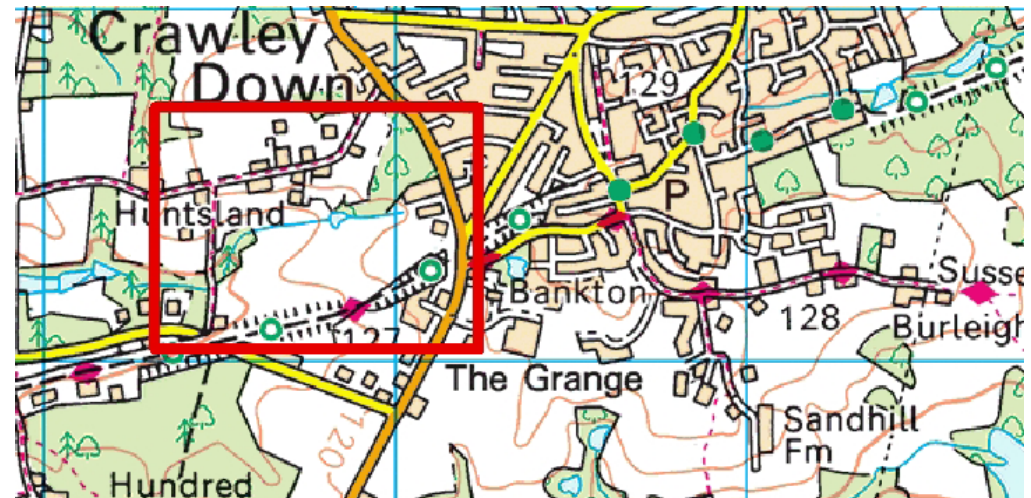
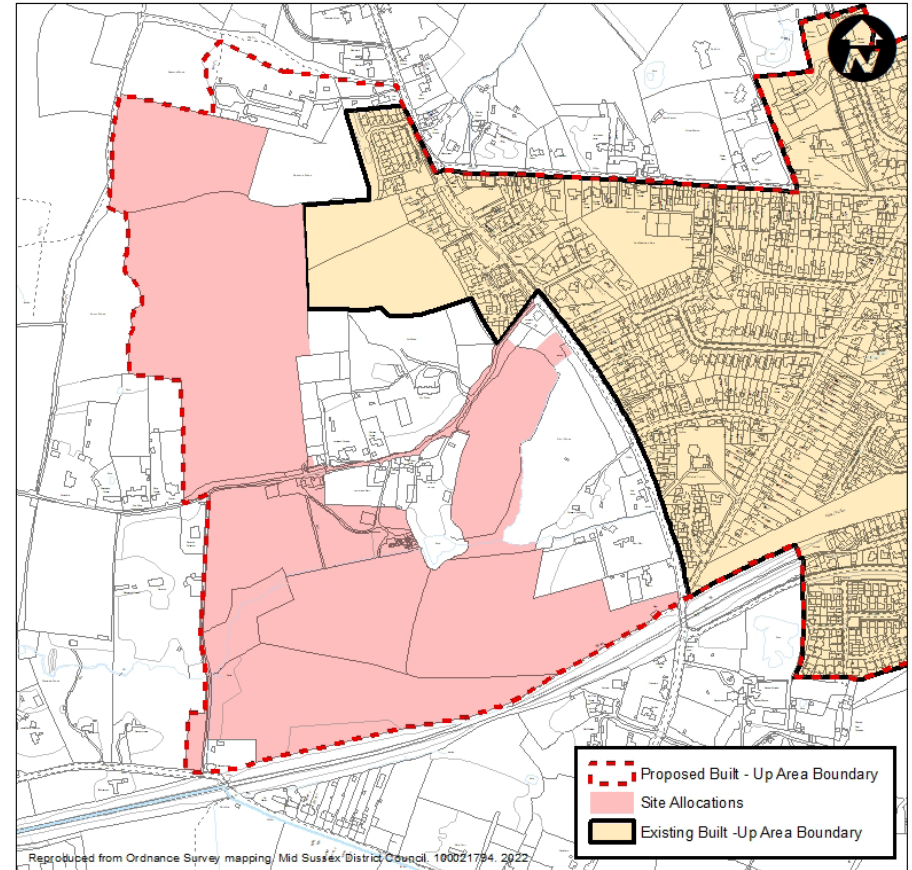
- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations
- Deliver a mixed use development including retail, leisure, residential and other complimentary town centre uses to help provide a central and diverse hub for the town centre.
- Pedestrian routes through the site should be clear and link well to adjacent areas.
- Maximise active frontages in the design of any redevelopment.
- Enhance car parking within the town centre through the provision of multi-storey and/or decked car parking, optimising the site's topography and taking into account the design principles set out in the 2020 Mid Sussex Design Guide SPD.
- Informed by a Heritage Impact Assessment, provide an appropriate layout and design which protects the setting of nearby Grade II\* listed building 'St Wilfrids Church'.
- Take into account the 2021 Haywards Heath Town Centre Masterplan SPD and opportunities for The Orchards Shopping Centre (Chapter 5).



# DPH13: Land to west of Turners Hill Road, Crawley Down

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	688	<b>Settlement:</b>	Crawley Down
<b>Gross Site Area (ha):</b>	33.7	<b>Number of dwellings:</b>	350
<b>Infrastructure</b>	<p>On-site:            30% affordable housing            Open space            Playspace            Sports pitches            50 bed (C2) care home            Community building/Doctor surgery</p> <p>Financial contributions towards the provision of:            Community buildings            Library            Ashdown Forest SPA and SAC mitigation measures            Education            Sustainable Transport            Healthcare            Emergency services</p> <p>Provision of:            sewerage network upgrades            Sustainable transport measures            Highway works</p>		



**Policy Requirements:**

- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations
- Provide suitable vehicular, pedestrian and cycle access via Turners Hill Road
- The site is located in a largely rural area and the following requirements and mitigation will be necessary as part of master planning:
  - Retention and enhancement of perimeter screening
  - Avoid development in most sensitive areas, including central ridge
  - Mitigation of the impact of development on the affected areas of ancient woodland and veteran trees, including buffers
    - Assessment of areas of archaeological interest – Crest of Sandstone Ridge and stream running through the High Weald that has a potential pre-historic bank
  - Provision of parkland in southern part of site and along western boundary linking to north section of site
  - Enhanced pedestrian and cycle connections to Crawley Down, including the Worth Way

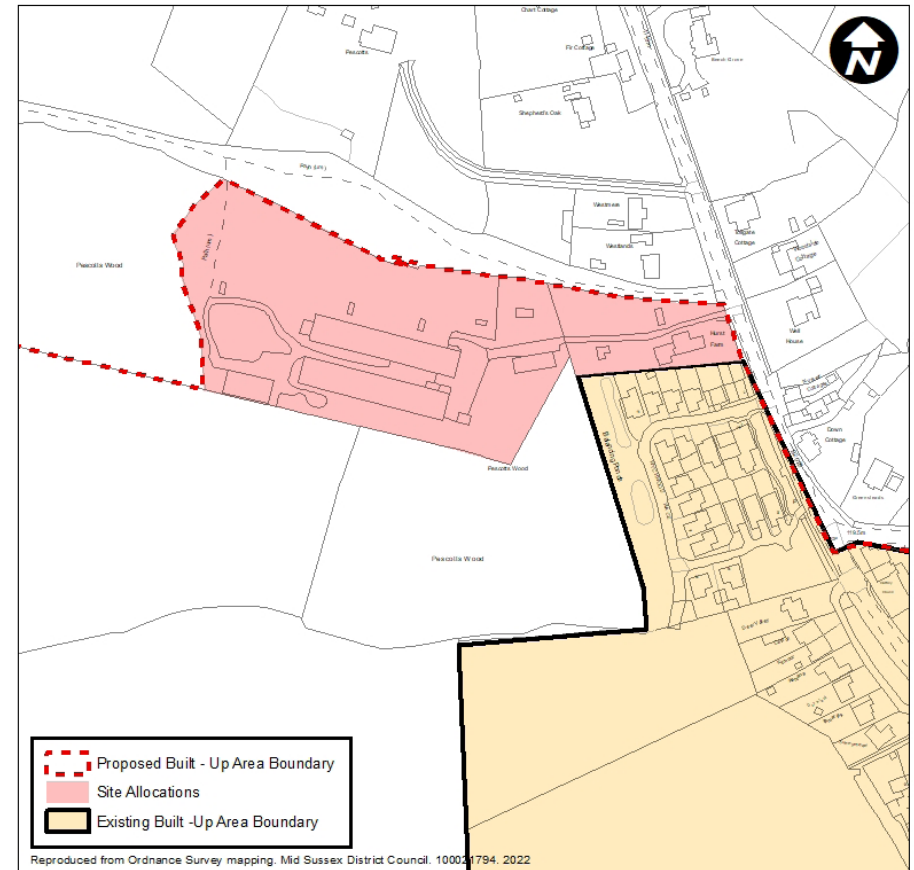
# DPH14: Hurst Farm, Turners Hill Road, Crawley Down

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	743	<b>Settlement:</b>	Crawley Down
<b>Gross Site Area (ha):</b>	2.2	<b>Number of dwellings:</b>	37
<b>Infrastructure</b>	On-site: 30% affordable housing  Financial contributions towards the provision of: Play space Sports facilities Community buildings Library Ashdown Forest SPA and SAC mitigation measures Education Sustainable Transport		

## Policy Requirements

- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations
- Provide suitable vehicular, pedestrian and cycle access from Turners Hill Road
- Mitigation measures will be required to protect the setting and form of parts of the site that fall within and adjacent to sensitive landscape areas
- Ancient woodland is located along the western and south eastern edges of the site, appropriate buffers will be required
- Provide appropriate mitigation to address the potential impact on Grade II listed building 'Westlands'. The mitigation strategy should be informed by a Heritage Impact Assessment.



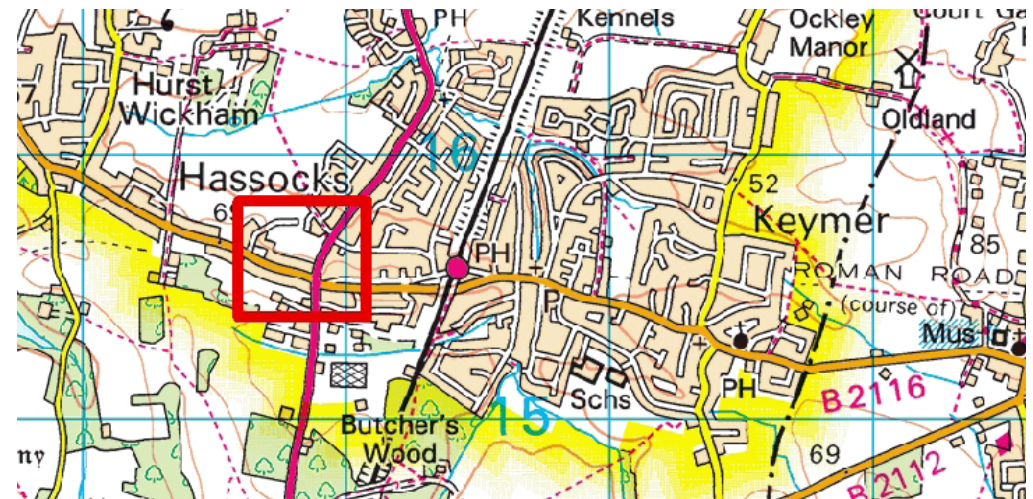
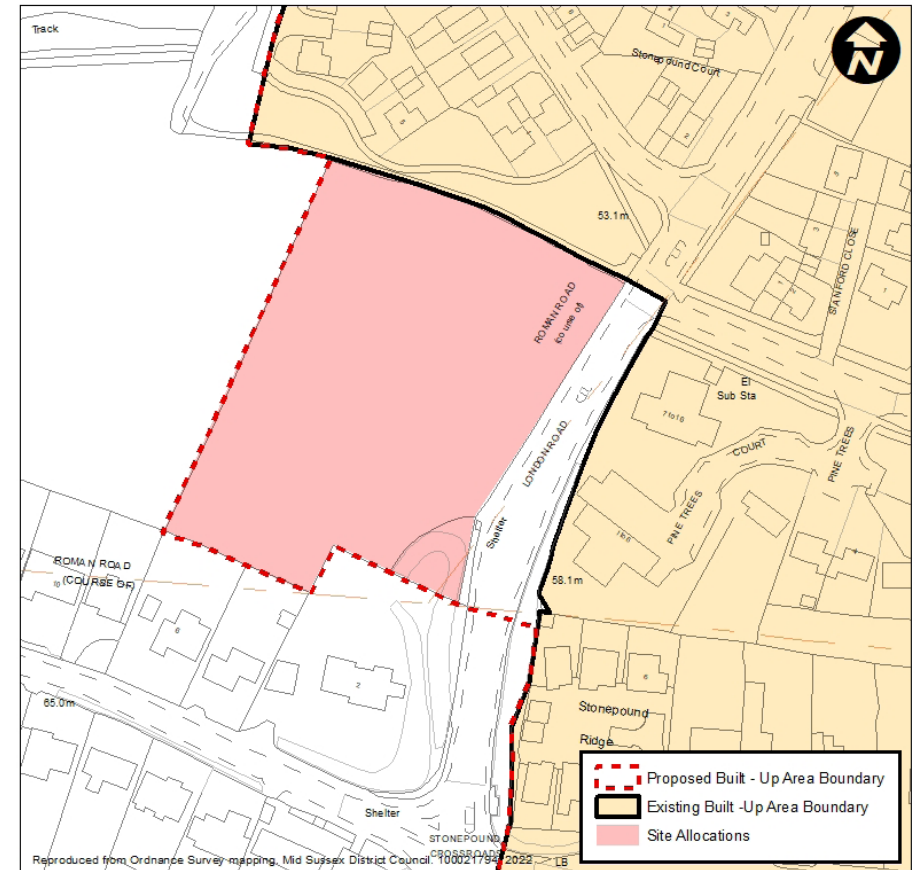
# DPH15: Land rear of 2 Hurst Road, Hassocks

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	210	<b>Settlement:</b>	Hassocks
<b>Gross Site Area (ha):</b>	0.9	<b>Number of dwellings:</b>	25
<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of:                      Playspace                      Sport facilities                      Community buildings                      Library                      Education                      Sustainable Transport</p> <p>Provision of:                      Sustainable Transport measures                      Highway works</p>		

## Policy Requirements

- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations
- Provide suitable vehicular, pedestrian and cycle access from London Road, including necessary off-site highways improvements to ensure traffic movements along London Road are not impeded. This will include the provision of a right hand turn into the site.
- Retain and enhance mature trees/ hedgerows along site boundaries, including screening to A273.
- Mitigate potential impacts from development on TPOs in south east corner and along northern boundary.
- Provide appropriate landscaping taking into account any sensitive, longer views to the north west of the site.

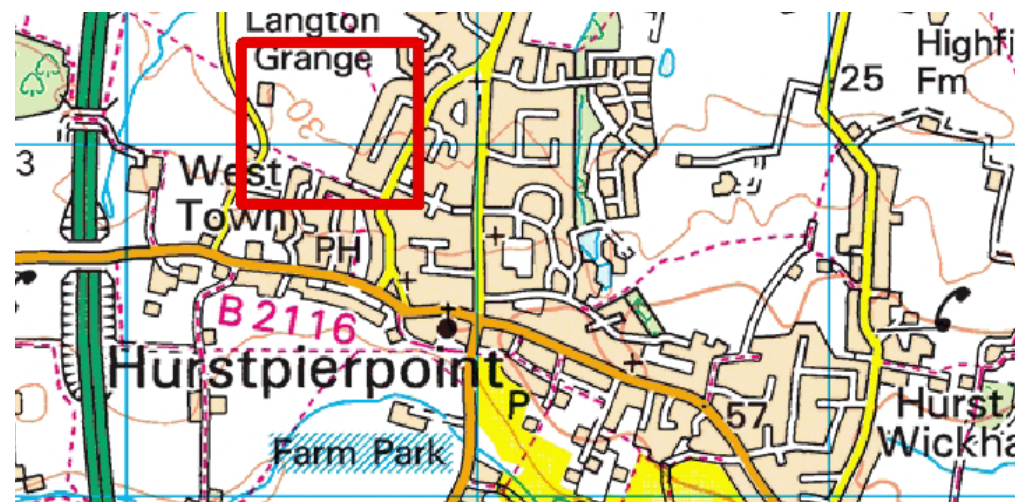
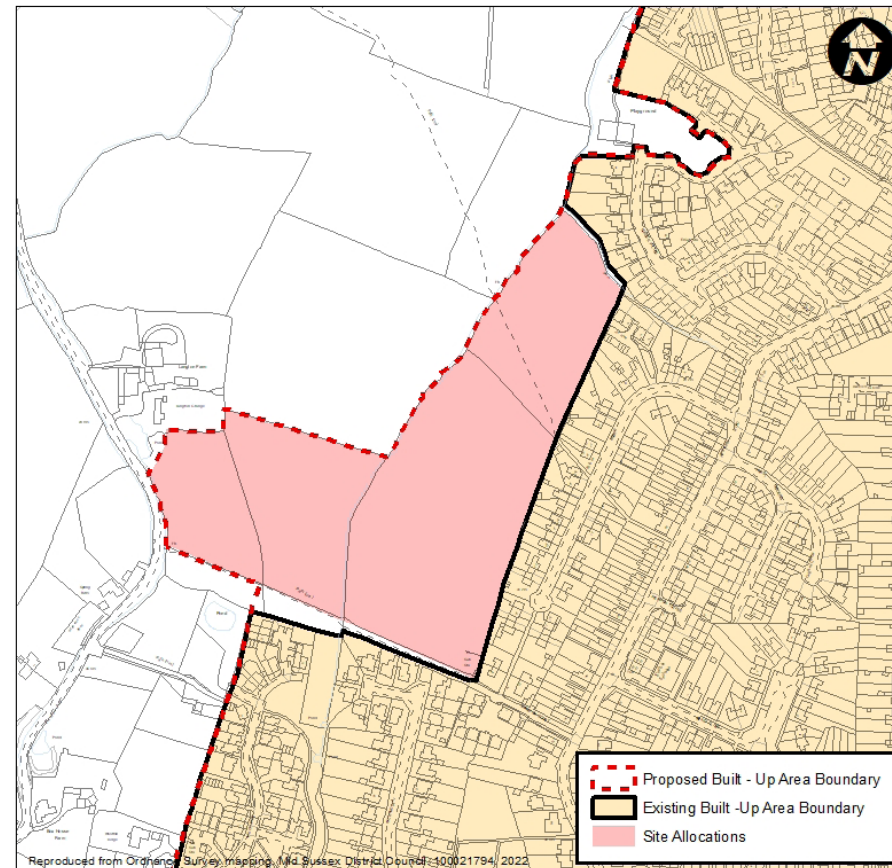


## DPH16: Land west of Kemp's, Hurstpierpoint

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	13	<b>Settlement:</b>	Hurstpierpoint
<b>Gross Site Area (ha):</b>	5.8	<b>Number of dwellings:</b>	90

<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of:          Playspace          Sport facilities          Community buildings          Library          Education          Sustainable Transport          Healthcare          Emergency Services</p> <p>Provision of:          Wastewater treatment and sewerage network upgrades          Sustainable transport measures          Highway works</p>
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**Policy Requirements:**

- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Provide suitable access from Orchard Way.
- Take a landscape-led approach to development.
- Retain and enhance mature trees/ hedgerows on site boundaries and within the site.
- Protect and enhance the streams on the western boundaries and crossing the site.
- Provide appropriate landscaping and an appropriate transition between the built development and the wider countryside to the west of the site, including ecological corridors.
- Provide open green space, locally equipped playspace, SuDS.
- Retain and enhance the existing PROW crossing the site.
- Create new pedestrian and cycle links to connect to the existing PROW network.
- Provide appropriate mitigation to address the potential impact on the neighbouring Grade II listed building 'Langton Grange' and the Langton Lane Conservation Area. The mitigation strategy should be informed by a Heritage Impact Assessment.



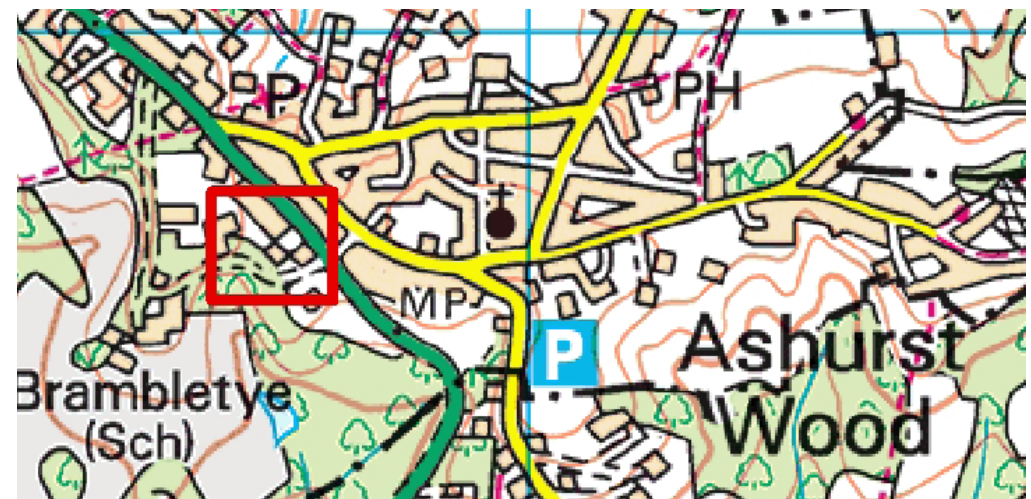
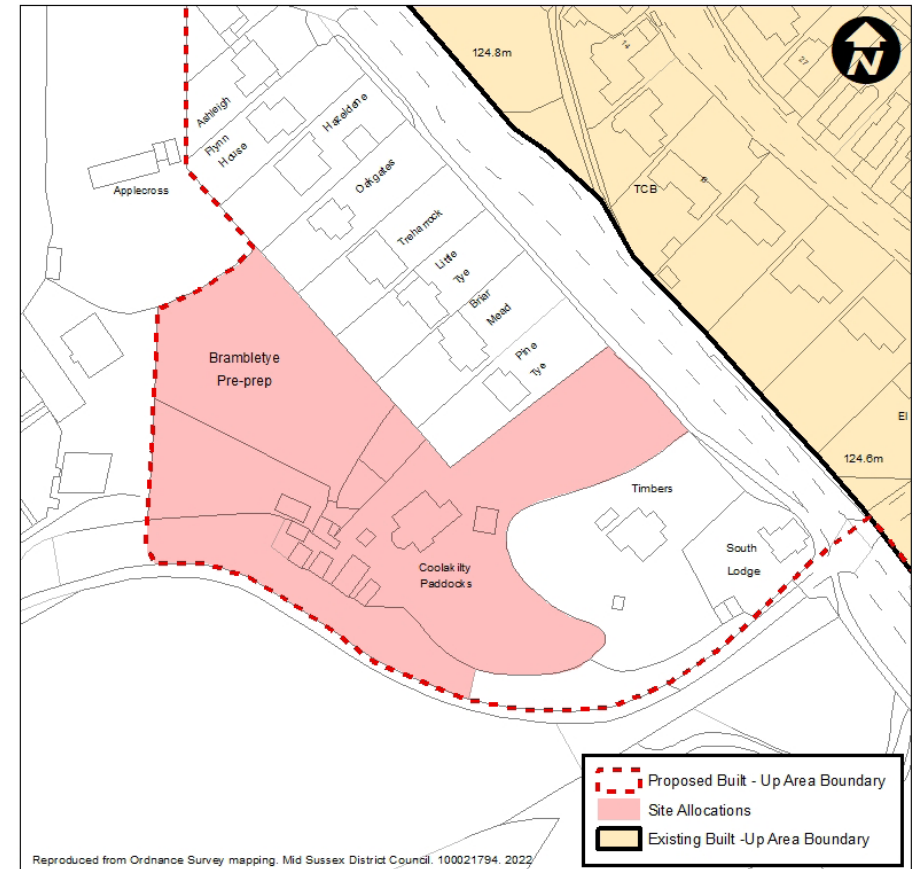
## DPH17: The Paddocks, Lewes Road, Ashurst Wood

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	984	<b>Settlement:</b>	Ashurst Wood
<b>Gross Site Area (ha):</b>	0.84	<b>Number of dwellings:</b>	8 - 12
<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of:                      Playspace                      Sport facilities                      Community buildings                      Library                      Education                      Ashdown Forest SPA and SAC mitigation measures</p>		

### Policy Requirements:

- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Provide suitable access from Lewes Road.
- Take a landscape-led approach to development.
- Undertake a LVIA to inform an appropriate layout, design and landscaping to conserve and enhance the High Weald AONB.
- Retain mature trees/ hedgerows on site boundaries. The layout of the site should take into account the location of the trees and allow for their future retention and to prevent overshadowing into private gardens.
- Avoid the appearance of a car-dominated layout in the design of the development in accordance with the Mid Sussex Design Guide SPD.

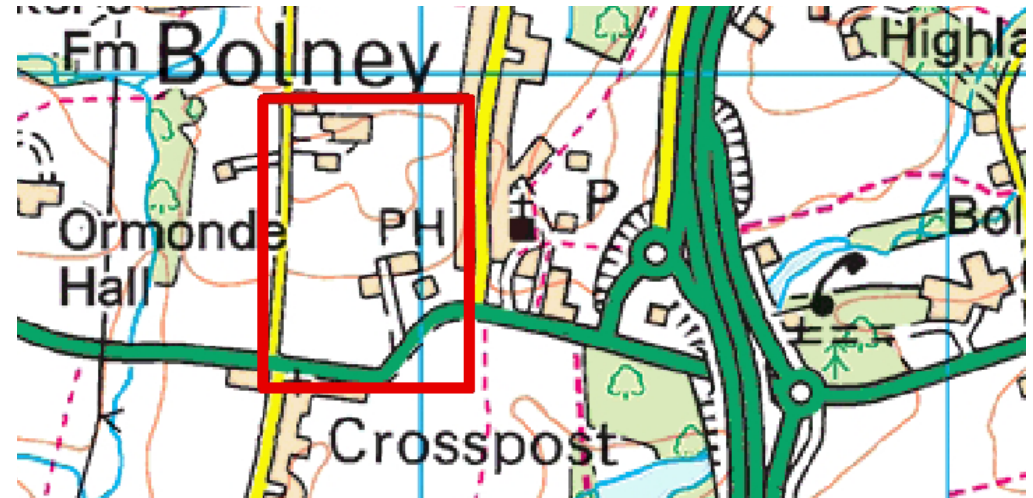
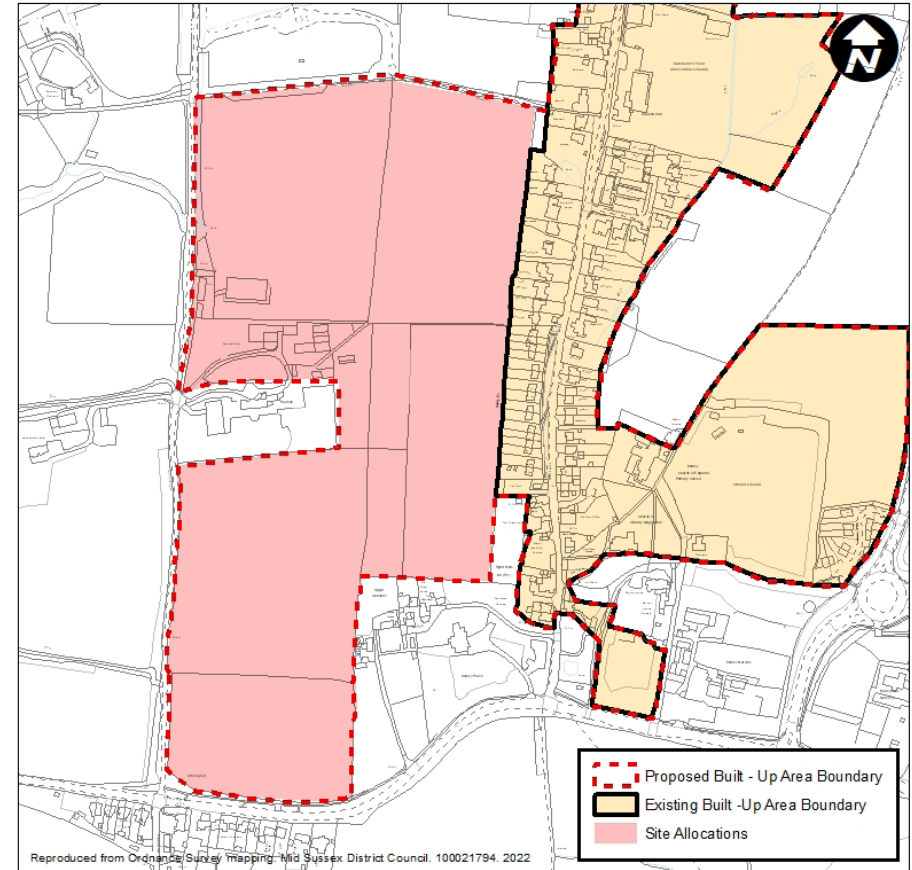


## DPH18: Land at Foxhole Farm, Bolney

<b>SHELAA:</b>	1120	<b>Settlement:</b>	Bolney
<b>Gross Site Area (ha):</b>	18.4	<b>Number of dwellings:</b>	200
<b>Infrastructure</b>	<p>On-site:                      30% affordable housing                      Country Park                      Community Allotments                      Community Facility                      Land education provision</p> <p>Financial contributions towards the provision of:                      Playspace                      Sport facilities                      Community buildings                      Education                      Sustainable Transport                      Healthcare                      Emergency Services</p> <p>Provision of:                      Sustainable transport measures                      Highway works</p>		

### Policy Requirements:

- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Provide suitable vehicular, pedestrian and cycle access from Cowfold Road (A272).
- Provide additional pedestrian and cycle access to The Street from north of the site between Westmeadow and Downland.
- Retain mature trees/ hedgerows along site boundaries.
- Informed by a Heritage Impact Assessment, provide an appropriate layout and design which protects the setting of nearby Grade II listed building, 'Walnut and Well Cottage', and Bolney Conservation Areas (North and South).
- Provide country park and community allotments.
- Provide a community facility (e.g. community retail)
- Provide community working hub
- Explore opportunities on-site to enhance education provision in the village that meets an identified local need



## DPH19: Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common

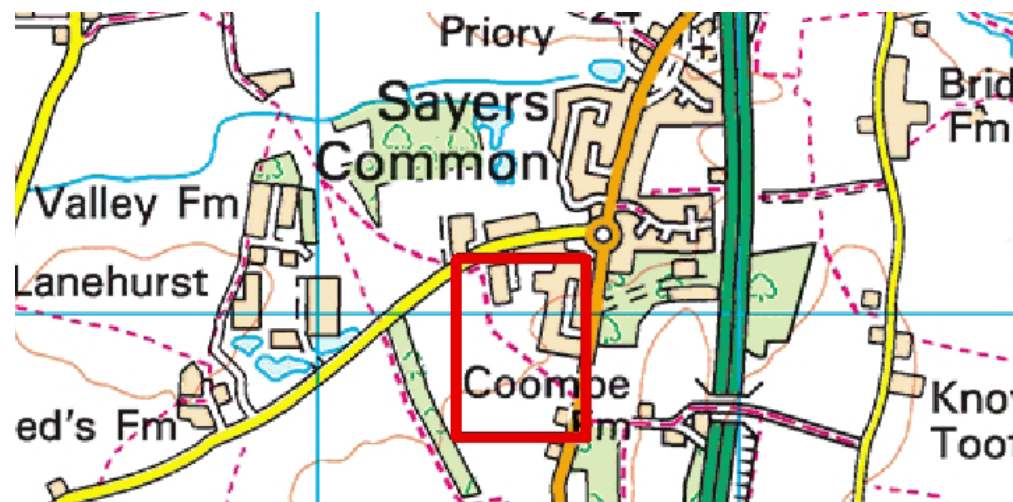
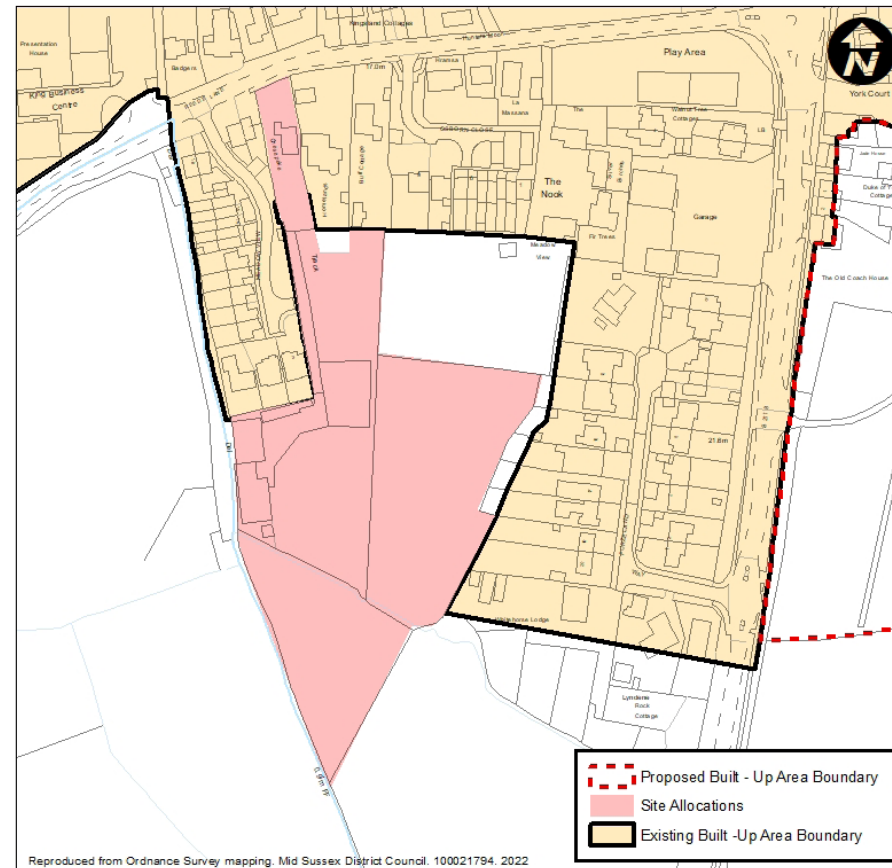
Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	1026	<b>Settlement:</b>	Sayers Common
<b>Gross Site Area (ha):</b>	1.5	<b>Number of dwellings:</b>	33

<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of: Playspace Sport facilities Community buildings Library Education Sustainable Transport</p> <p>Provision of: Sustainable transport measures Highway works</p>
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### Policy Requirements:

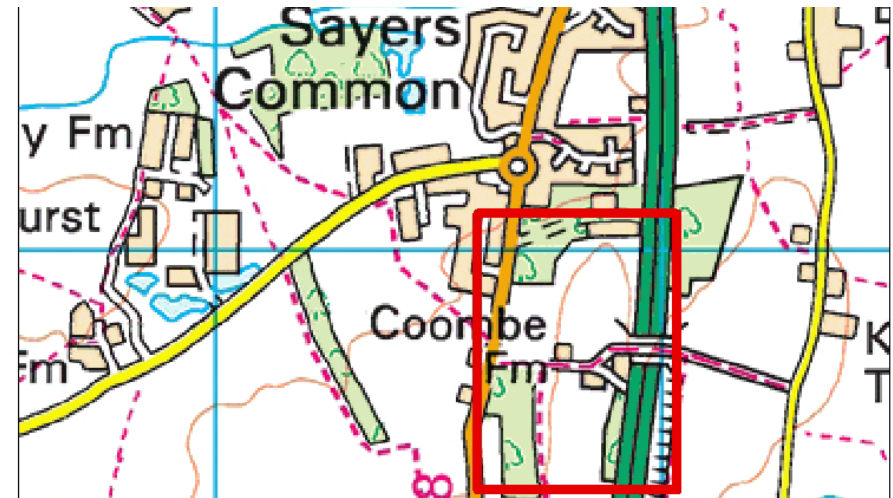
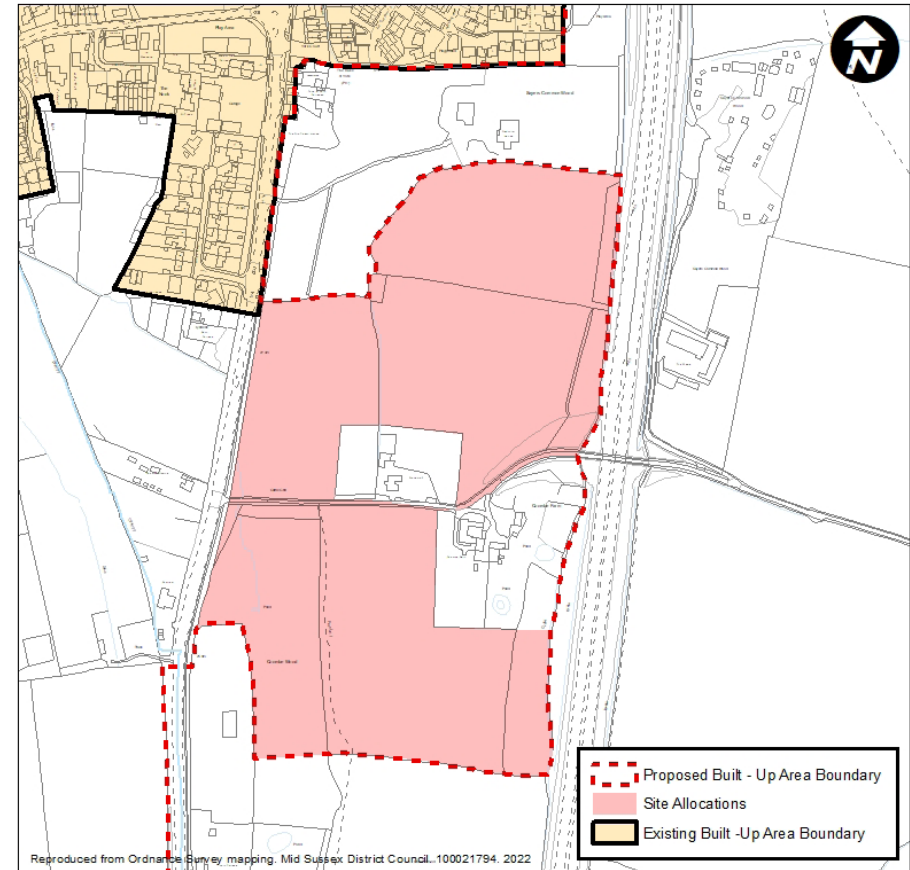
- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Prioritise pedestrian and cycle access through the site into Significant allocation DPSC2 and towards Reeds Lane.
- Upgrade and integrate the existing PROW which crosses the southern portion of the site.
- Provide suitable access onto Reeds Lane either directly or via Meadow View.
- Avoid developing areas of existing flood risk and mitigate impacts through integration of SuDS.
- Retain, protect and enhance existing mature trees across the site and hedgerows along site boundaries and ensure development provides a positive edge to these features.



# DPH20: Land at Coombe Farm, London Road, Sayers Common

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	601	<b>Settlement:</b>	Sayers Common
<b>Gross Site Area (ha):</b>	14.2	<b>Number of dwellings:</b>	210
<b>Infrastructure</b>		<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of:          Playspace          Sport facilities          Community buildings          Library          Education          Sustainable Transport          Healthcare          Emergency Services</p> <p>Provision of:          Wastewater treatment and sewerage network upgrades          Sustainable transport measures          Highway works</p>	



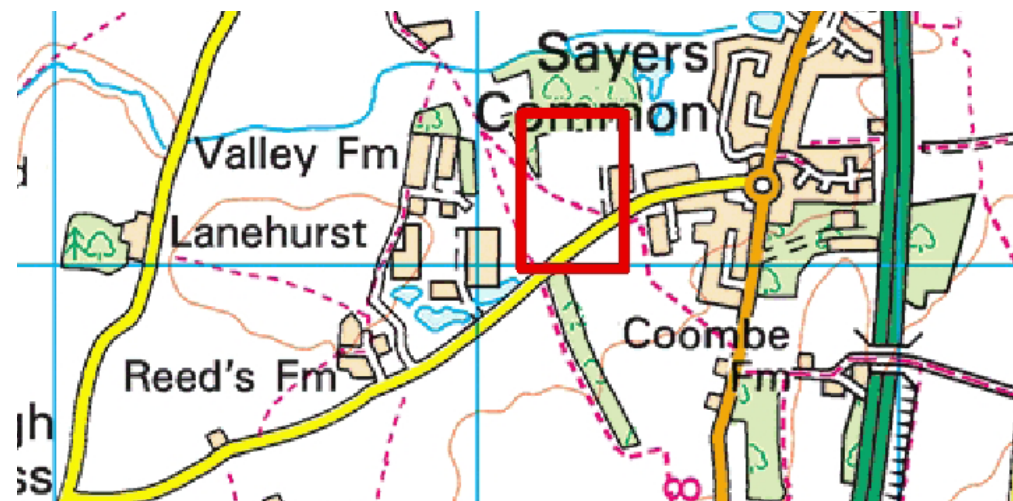
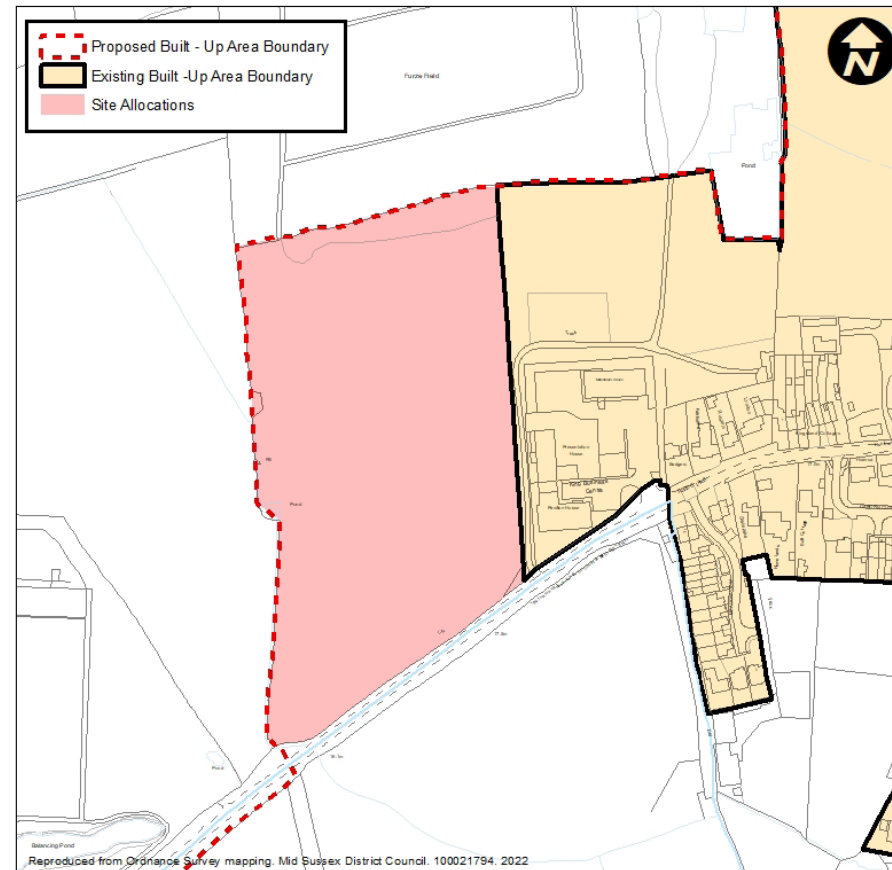
**Policy Requirements:**

- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Informed by a Heritage Impact Assessment, provide an appropriate layout and design which protects the setting of nearby Grade II listed buildings 'Coombe Farmhouse' and 'Coombe Barn'.
- Prioritise pedestrian and cycle access throughout the site linking to Significant site allocation DPSC2 and bus stops on the B2118 to the west.
- Upgrade and integrate the existing PROW which crosses the site.
- Comprehensively masterplan development of the site including a main area of open space to create a focal point for the development and provide suitable access onto the B2118.
- Provide necessary buffer, protection and mitigation to areas of Ancient Woodland on and adjacent to the site, including measures to minimise public access to the woodland, provision of a woodland management plan and woodland enhancement package.
- Retain, protect and enhance mature trees across the site and hedgerows along site boundaries and ensure development provides a positive edge to these features and any areas of woodland.
- Avoid developing areas of existing flood risk and mitigate impacts through integration of SuDS.
- Mitigate noise impacts associated with the adjacent A23 to the east.

## DPH21: Land to the West of Kings Business Centre, Reeds Lane, Sayers Common

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	830	<b>Settlement:</b>	Sayers Common
<b>Gross Site Area (ha):</b>	3.3	<b>Number of dwellings:</b>	100
<b>Infrastructure</b>		<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of:          Playspace          Sport facilities          Community buildings          Library          Education          Sustainable Transport          Healthcare          Emergency Services</p> <p>Provision of:          Wastewater treatment and sewerage network upgrades          Highway improvements          Sustainable transport measures</p>	



**Policy Requirements:**

- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Comprehensively masterplan development of the site in combination with site allocation SA30 (Land to the North of Lyndon, Reeds Lane, Sayers Common) providing a main area of open space to create a focal point for the development and provide suitable access onto Reeds Lane.
- Prioritise pedestrian and cycle access throughout the combined development and create links to Significant site allocation DPSC2 to the south and provide appropriate extension to the footway on Reed's Lane.
- Upgrade and integrate the existing PROW which crosses the site.
- Retain, protect and enhance mature trees and hedgerows along the south, west and north boundaries along with the hedgerow adjacent to the Kings Business Centre to the east and ensure development provides a positive edge to these features and the site boundaries.
- Avoid developing areas of existing flood risk and mitigate impacts through integration of SuDS.
- Undertake an archaeological assessment and provide any appropriate mitigation arising from the results.

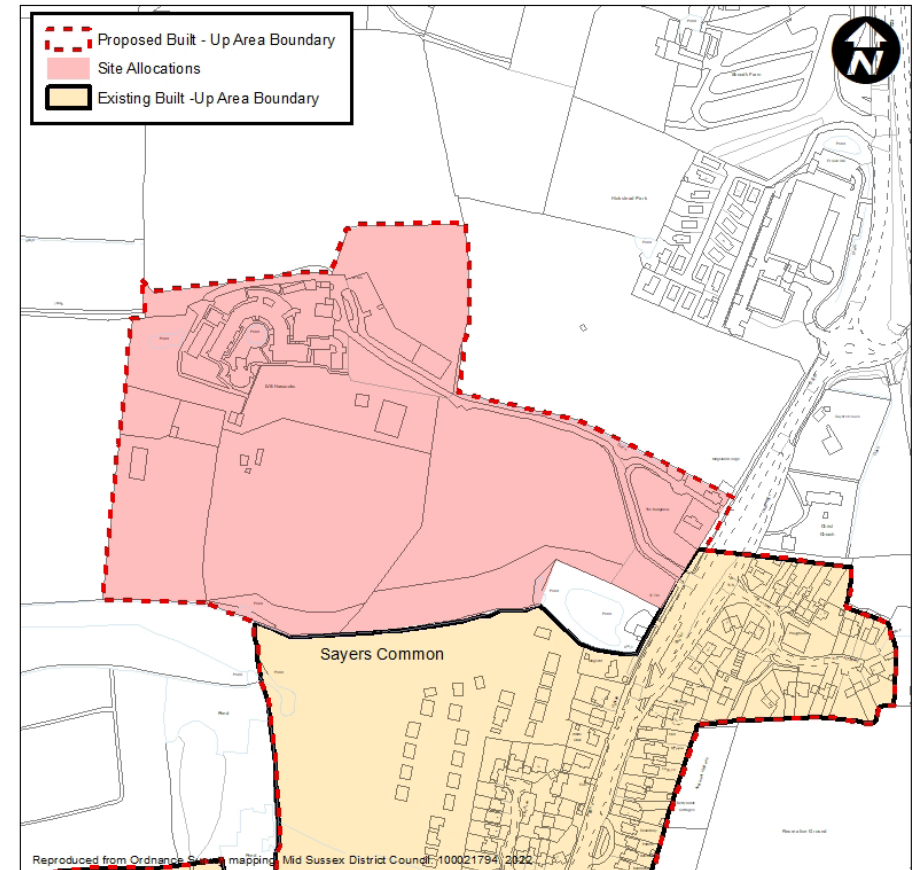
## DPH22: Land at LVS Hassocks, London Road, Sayers Common

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	1003	<b>Settlement:</b>	Sayers Common
<b>Gross Site Area (ha):</b>	10.2	<b>Number of dwellings:</b>	200
<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of:                      Playspace                      Sport facilities                      Community buildings                      Library                      Education                      Sustainable Transport                      Healthcare                      Emergency services</p> <p>Provision of:                      Wastewater treatment and sewerage network upgrades                      Highway works                      Sustainable transport measures</p>		

### Policy Requirements:

- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Prioritise pedestrian and cycle access throughout the development and integrate with and upgrade the existing PROW which crosses the site.
- Provide any necessary upgrades to the existing access onto B2118.
- Retain, protect and enhance mature trees and hedgerows across the site and ensure development provides a positive edge to these features and the wider countryside.
- Avoid developing areas of existing flood risk, particularly along the southern boundary and mitigate impacts through integration of SuDS.
- Undertake an archaeological assessment and provide any appropriate mitigation arising from the results.





# DPH23: Ham Lane Farm House, Ham Lane, Scaynes Hill

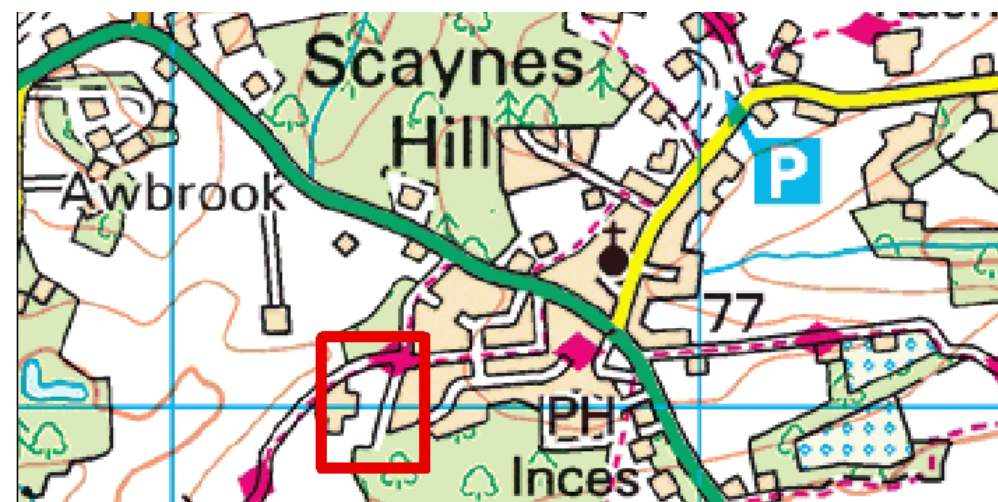
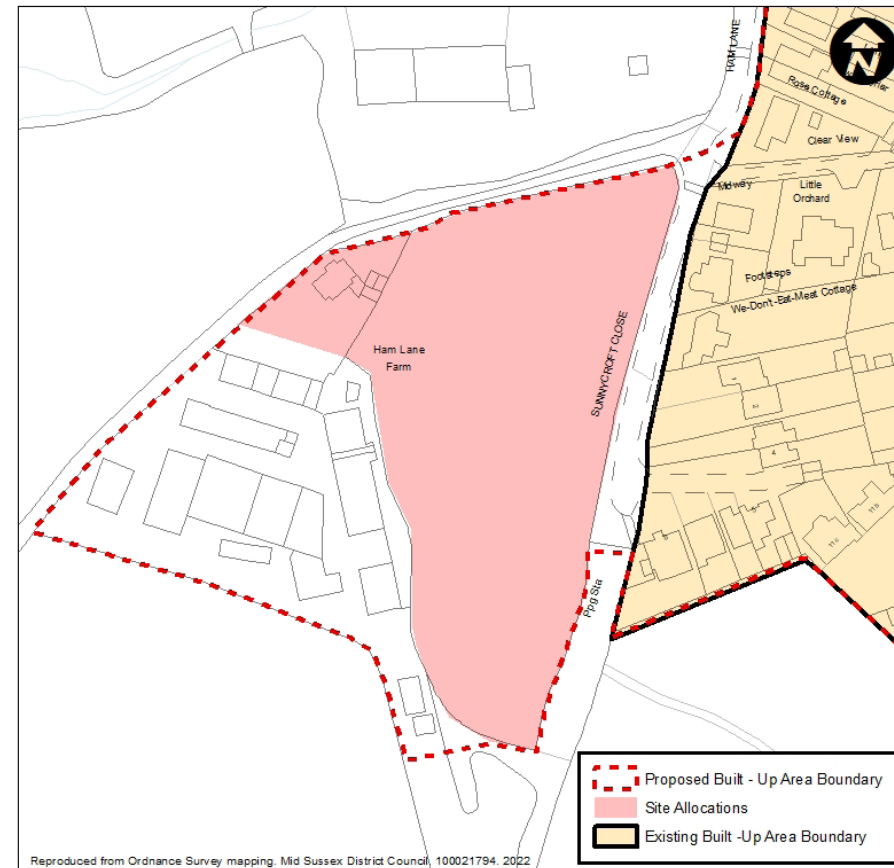
Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	1020	<b>Settlement:</b>	Scaynes Hill
<b>Gross Site Area (ha):</b>	0.97	<b>Number of dwellings:</b>	30

<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of:          Playspace          Sport facilities          Community buildings          Library          Education          Sustainable Transport</p> <p>Provision of:          Sustainable Transport measures          Highway works</p>
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## Policy Requirements:

- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Provide suitable vehicular, pedestrian and cycle access from Ham Lane.
- Create new pedestrian links to existing PROW network along site's southern boundary.
- Retain existing mature trees and hedgerows along site boundary.
- Mitigation of potential adverse noise impacts from adjacent industrial workshops.
- Exclude development within Ancient Woodland buffer in south east corner of site.



## DPH24: Challoners, Cuckfield Road, Ansty

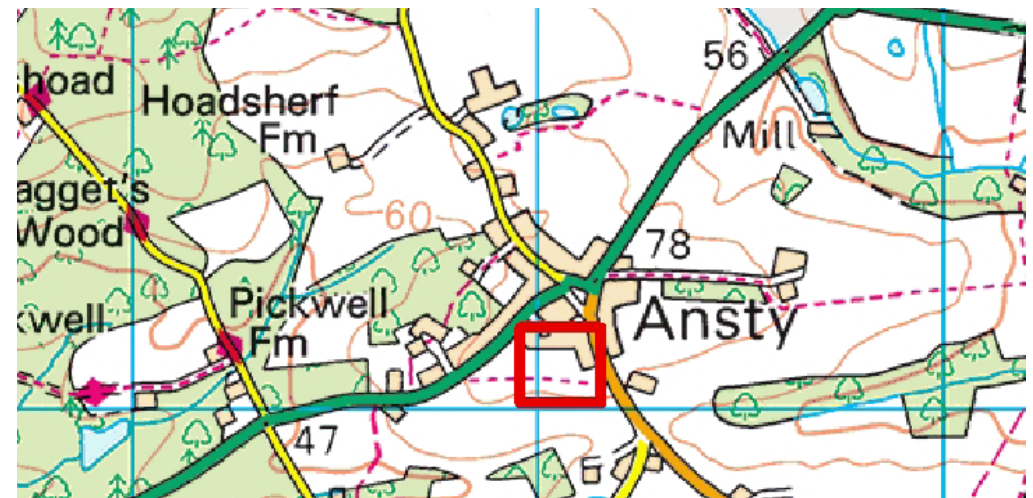
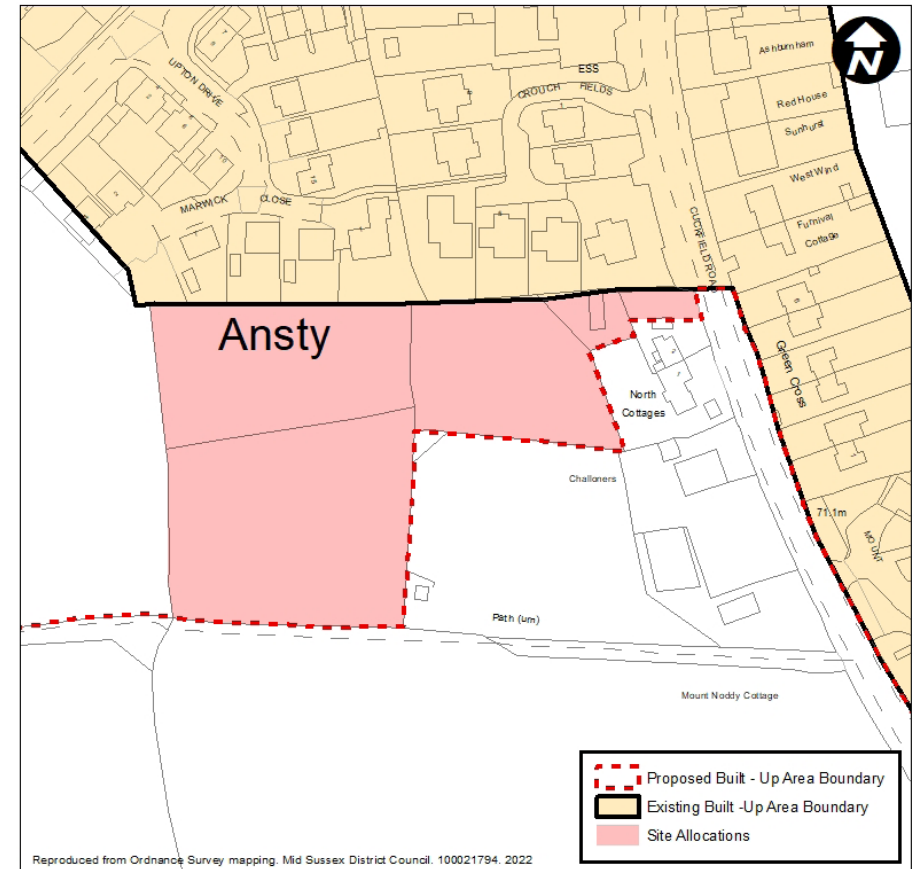
Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

<b>SHELAA:</b>	631	<b>Settlement:</b>	Ansty
<b>Gross Site Area (ha):</b>	1.3	<b>Number of dwellings:</b>	37

<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of: Playspace Sport facilities Community buildings Library Education Sustainable Transport</p> <p>Provision of: Sustainable Transport measures Highway works</p>
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### Policy Requirements:

- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Provide suitable access from Cuckfield Road.
- Retain and enhance mature trees/ hedgerows on site boundaries especially on the southern boundary adjacent to the PROW.
- Maintain the rural character of the PROW on the southern boundary of the site.
- The layout of the site should take into account the location of the trees and allow for their future retention and to prevent overshadowing into private gardens.
- The design and layout of the site should reflect a transition from the built environment to the rural countryside.
- The design and layout of the site should reflect the rural character of the settlement and avoid being too urban or suburban.
- Integrate development with the site to the west (DPH25) by providing pedestrian and cycling connections and green infrastructure connectivity.



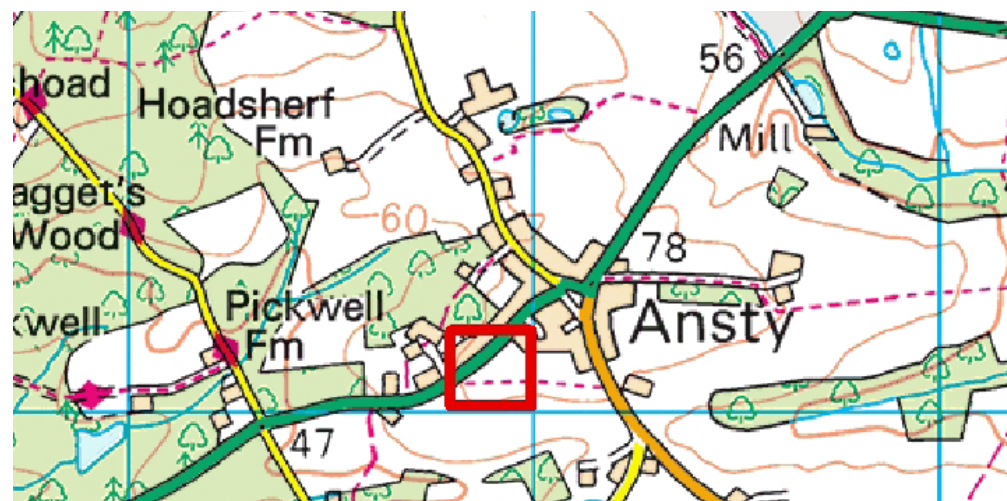
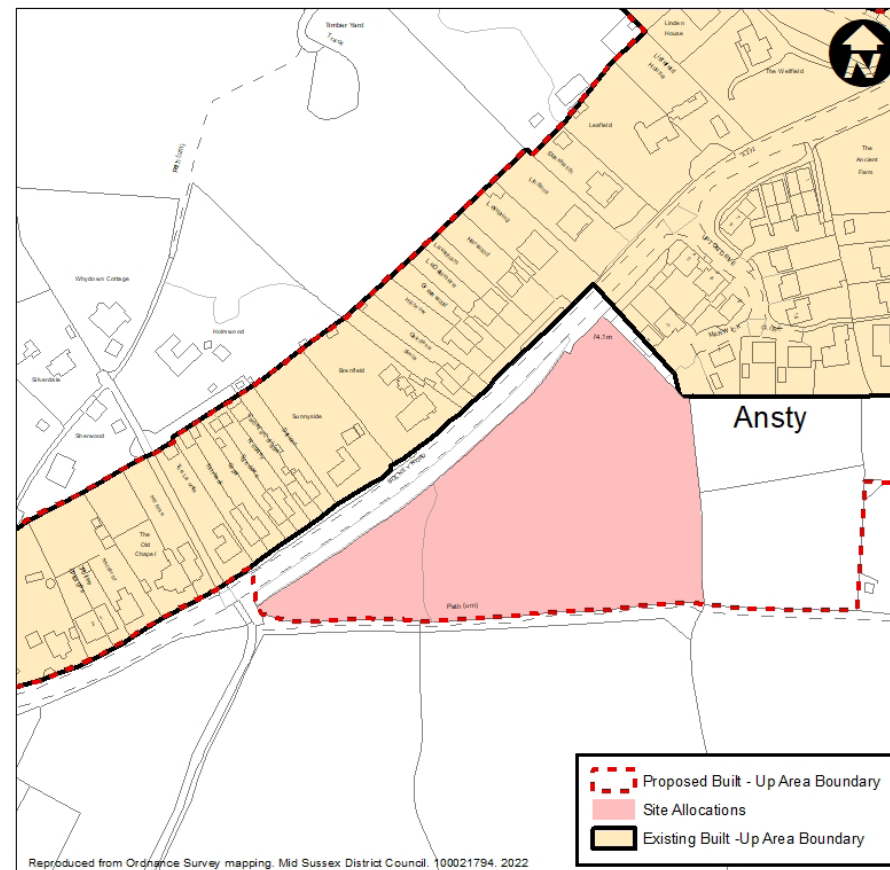
## DPH25: Land to the west of Marwick Close, Bolney Road, Ansty

*Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.*

<b>SHELAA:</b>	784	<b>Settlement:</b>	Ansty
<b>Gross Site Area (ha):</b>	1.5	<b>Number of dwellings:</b>	45
<b>Infrastructure</b>	<p>On-site: 30% affordable housing</p> <p>Financial contributions towards the provision of:                      Playspace                      Sport facilities                      Community buildings                      Library                      Education                      Sustainable Transport</p> <p>Provision of:                      Sustainable Transport measures                      Highway works</p>		

### Policy Requirements:

- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.
- Provide suitable access from Upton Drive and Marwick Close.
- Retain and enhance mature trees/ hedgerows on site boundaries especially on the southern boundary adjacent to the PROW and in the south-west of the site.
- Maintain the rural character of the PROW on the southern boundary of the site.
- The layout of the site should take into account the location of the trees and allow for their future retention and to prevent overshadowing into private gardens.
- The design and layout of the site should reflect a transition from the built environment to the rural countryside.
- The design and layout of the site should reflect the rural character of the settlement and avoid being too urban or suburban.
- Integrate development with the site to the east (DPH24) by providing pedestrian and cycling connections and green infrastructure connectivity.



## DPH26: Older Persons' Housing and Specialist Accommodation

**Policy:** **Strategic**  
**Review Status:** **New Policy**  
**Strategic Objectives:** **12** – Support Safe, Healthy and Inclusive Communities  
**13** – Provide Housing to Meet Community Needs

People are living longer and the proportion of older people within the district is growing. With this comes an increase in the number of people with long-term health and mobility problems. The 2021 Mid Sussex Strategic Housing Market Assessment (SHMA) sets out that the district is likely to see a significant increase in those aged 65 and over to 2038. It also shows a substantial rise in the number of older people with dementia and mobility problems. In those aged 16 to 64, other disabilities, including impaired mobility, are also projected to increase over the Plan period. The provision of suitable accommodation, including type and tenure, capable of supporting an older population and range of disabilities is therefore important in delivering sustainable, mixed and balanced communities.

Whilst more attention may need to be paid towards matters of design, neighbouring land uses and security, proposals for older persons' housing are considered to usually have a lesser impact on existing communities, for instance through lower vehicle usage levels and reduced parking requirements. For this reason, provided the scheme makes efficient use of land, any site considered appropriate for housing development would be positively considered for such older person accommodation through the decision-making process.

Under this Policy, the loss of such facilities for the redevelopment to alternative uses would be prevented unless the scheme or a

replacement scheme was proved to be no longer viable or suitable for its intended use; or that there is an existing duplicate facility in the locality that can accommodate the impact of the loss of the facility; or that a replacement facility will be provided in the locality.

It is acknowledged that some existing older persons' housing and specialist accommodation are relatively small in size, and if such schemes were closed on grounds of the suitability for their intended use, then there might be significant doubt on the viability of redevelopment of the site to another specialist scheme. In such cases, the Council will consider alternative provision such as accessible flats for older people.



# DPH26: Older Persons' Housing and Specialist Accommodation

## Older Persons' Housing Need

Over the Plan Period there is an estimated need for 1,887 additional dwellings with support or care and 211 additional bedspaces. The need by type identified by the 2021 SHMA is set out below:

Older Persons' housing need to 2038 (2021 SHMA)

Accommodation Type and Tenure		Need (units/bedspaces)
Housing with Support (retirement living or sheltered housing)	Market	801
	Affordable	15
Housing with Care (extra care)	Market	857
	Affordable	214
Residential Care Bedspaces	n/a	300
Nursing Care Bedspaces	n/a	0 <sup>21</sup>

<sup>21</sup> The Council's 2021 SHMA shows that there is currently an oversupply of 89 Nursing Care Bedspaces in the district, therefore provision should be focussed on other forms of older persons' accommodation, unless latest evidence indicates otherwise.

## Site Allocations

To ensure that a sufficient amount of older persons' housing and specialist accommodation is delivered to meet identified needs, the Council makes provision for older persons' accommodation as part of the following site allocations:

DPSC1: Land at west of Burgess Hill  
 DPSC2: Land south of Reeds Lane, Sayers Common

DPSC3: Land at Crabbet Park  
 DPH13: Land to west of Turners Hill Road, Crawley Down

The amount of land made available should be commensurate with the overall scale of development proposed at the significant sites.

In addition, two sites are allocated specifically for older persons' specialist accommodation:

DPH27: Land at Byanda, Hassocks  
 DPH28: Land at Hyde Lodge, London Road, Handcross

The precise yield and accommodation type will be determined following further work with site promoter/ landowners and commensurate increases to overall yields. This type of accommodation can be provided at higher densities.

Allocations and proposals for older persons' accommodation will be required to:

- i. provide affordable housing in line with Policy DPH32, where classified as C2 or C3; and
- ii. be in accordance with the identified need as shown in the table above.

## New developments

Proposals for new older persons' housing and those with specialist accommodation needs will be supported where the following criteria are met:

- iii. The site is allocated for such a use within the District Plan, Site Allocations DPD or Neighbourhood Plan, or the site is located within or contiguous to the Built-Up Area Boundary, as defined on the Policies Map;
- iv. The site is accessible by foot or public transport to local shops, services, community facilities and the wider public transport network;
- v. The planning application is accompanied by a Travel Plan which sets out how the proposal would seek to limit the need to travel and how it offers a genuine choice of transport modes for residents, staff

and visitors;

### **Extensions to Older Person's Accommodation and Specialist Housing**

Proposals for extensions, upgrades and/or annexes to older person's housing and specialist accommodation will be supported where:

- vi.** There is a demonstrable need to support the existing accommodation; and
- vii.** The design respects the character and appearance of the host building and local area and is sub-servient to the existing building; and
- viii.** The cumulative additions are not disproportionate to the original building; and
- ix.** It does not result in an unacceptable loss of privacy for existing or neighbouring residents.

### **Loss of Older Persons' Accommodation and Specialist Housing**

The loss of existing specialist forms of accommodation for older people and those with specialist housing needs will not be supported unless it is demonstrated to the Council's satisfaction that:

- x.** There is no longer an identified need for the type of housing;
- xi.** Suitable alternative provision is, or will be, provided locally so that there is no net loss; or
- xii.** The accommodation no longer meets minimum standards required to provide acceptable care and it is not practicable or viable to improve the accommodation to minimum standards or adapt for alternative specialist accommodation.

The housing need for Older People and Specialist Housing Accommodation has been established through the SHMA and is set out above. The provision of older persons' and specialist accommodation is provided by specialist providers and to some extent is market driven by demand for particular specialist 'products' and the business operations of the providers. The District Plan can facilitate the delivery of specialist accommodation through the allocation of suitable sites, but it will be for the providers to deliver.

Very few sites have been submitted to the call for sites for specialist accommodation that are in sustainable locations that deliver the spatial strategy of the Plan. However, there are a number of sites that will be allocated to meet this need.

## DPH27: Land at Byanda, Hassocks

<b>SHELAA:</b>	1101	<b>Settlement:</b>	Hassocks
<b>Gross Site Area (ha)</b>	0.4	<b>Number and type of older persons accommodation</b>	TBC

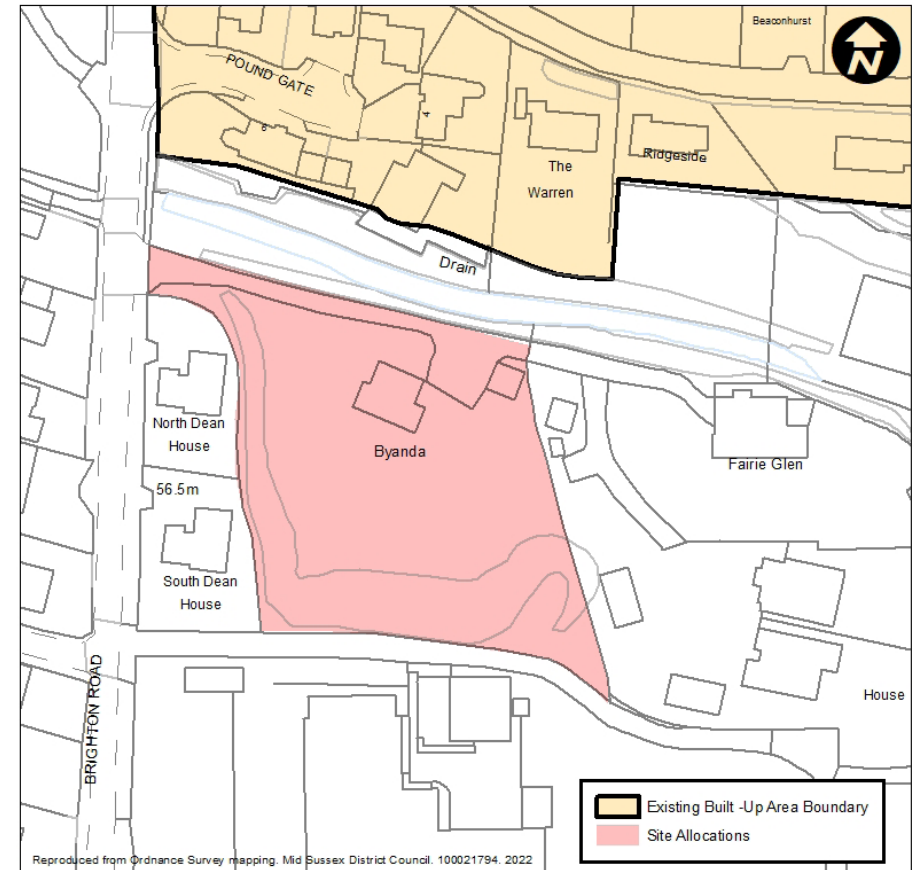
### Policy Requirements

Land at Byanda is on the southern side of Hassocks and well located for older persons' accommodation. The type and yield from the site will be confirmed following regulation 18 consultation.

The General Development Principles in Policy DPH4 will apply to this site.

### Objectives:

- Suitable vehicular, pedestrian and cycle access from Brighton Road.
- Retain existing mature trees and hedgerows along site boundaries.
- Mitigate risk from surface water flooding.



## DPH28: Land at Hyde Lodge, Handcross

<b>SHELAA:</b>	1106	<b>Settlement:</b>	Handcross
<b>Gross Site Area (ha)</b>	3.0	<b>Number and type of older persons accommodation</b>	TBC

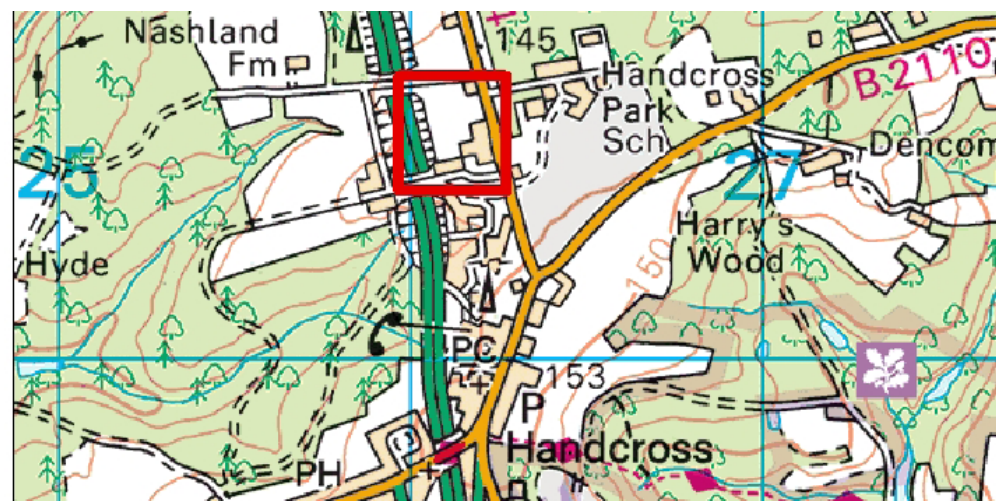
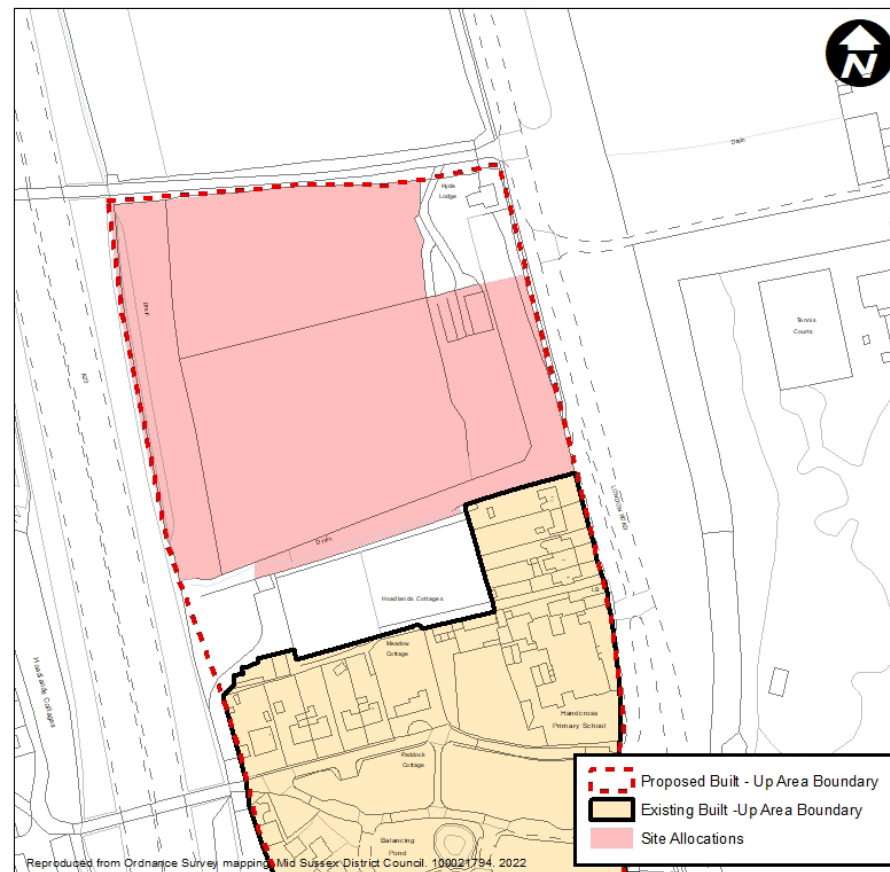
### Policy Requirements:

Land at Hyde Lodge, Handcross is located on the northern side of the village and is well located to services including health care. The type and yield from the site will be confirmed following regulation 18 consultation.

The General Development Principles in Policy DPH4 will apply to this site.

### Objectives:

- Provide access from the B2114 London Road.
- Extend the 30mph speed limit northwards (to be discussed with the Highways Authority).
- Provide a pedestrian access in the south-east corner of the site where there is an existing gateway.
- Retain the existing rural character of London Road.
- Take a landscape-led approach to development
- Undertake a LVIA to inform an appropriate layout, design and landscaping to conserve and enhance the High Weald AONB.
- Take into account the objectives of the High Weald AONB Management Plan, the High Weald Housing Design Guide and the Colour Study.
- The design and layout of the site should reflect a transition from the built environment to the rural countryside.
- The design and layout of the site should reflect the rural character of the settlement and avoid being too urban or suburban.
- Careful design to take into account and mitigate any impacts from noise and air quality from the A23.
- Retain the character of Hyde Lodge and its gardens.
- Retain and enhance mature trees/ hedgerows on site boundaries and the tree belt in the west of the site.
- Upgrade bus stop infrastructure, for example, bus shelter and real time information.





## DPH29: Gypsies, Travellers and Travelling Showpeople

**Policy:** **Strategic**  
**Review Status:** **Major Update**  
**Strategic Objectives:** **12** – Support Safe, Healthy and Inclusive Communities  
**13** – Provide Housing to Meet Community Needs

The Government has an overarching aim to ensure the fair and equal treatment of Gypsies and Travellers that facilitates their traditional and nomadic way of life whilst respecting the interests of the settled community.

National Planning Policy for Traveller Sites (2015) requires Local Planning Authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople to address the identified accommodation needs of Travellers in their area.

The 2022 Mid Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) considers the accommodation needs of Gypsies, Travellers and Travelling Showpeople and sets out the amount of permanent Gypsy and Traveller accommodation required within the district for the period to 2038. The majority of the identified need, outside the South Downs National Park, is already committed through the saved Northern Arc strategic site allocation; the residual need will be expected to be met by the Significant Site allocations within this Plan.

The GTAA does not indicate a need for further transit provision at this time as there is an operational public transit site in Chichester which serves the need of the West Sussex local authorities. In the event that a proposal comes forward it will be considered against the below criteria, taking into account the short-term nature of transit accommodation. Levels of unauthorised encampments

in Mid Sussex by Gypsies, Travellers and Travelling Showpeople will be monitored over the plan period to identify any additional requirement for such provision.

## DPH29: Gypsies, Travellers and Travelling Showpeople

The Mid Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2022) identifies a need for 4 net permanent pitches for Gypsies and Travellers who still travel<sup>22</sup> and 12 net permanent pitches for Gypsies and Travellers who no longer travel<sup>23</sup>, for the period 2021 to 2038. Part of the 16-pitch need will be met by the delivery of existing commitments<sup>24</sup>, as shown in the table below.

### Gypsy and Traveller Provision

Gypsy and Traveller Pitch Provision	No longer travel	Still travel
Minimum Permanent Pitch Requirement (2021 to 2038)	12	4
Commitments (as at 1 April 2021)	13	0
Total residual requirement	0	4

To ensure that a sufficient amount of suitable permanent accommodation for Gypsies, Travellers and Travelling Showpeople is delivered to meet identified needs within an appropriate timescale, the Council requires that on-site provision is made on Significant Site allocations to contribute to the overall need.

### New and extensions to Gypsy, Traveller and Travelling Showpeople sites

In guiding the allocation of Gypsy, Traveller and Travelling

Showpeople sites<sup>25</sup> (permanent and transit) and the consideration of planning applications, proposals will be supported provided that:

- i. The site or extension satisfies a clearly defined need, as evidenced by the Mid Sussex Gypsy and Traveller Accommodation Assessment, or the best available evidence;
- ii. The site is reasonably accessible to schools, shops, health and other local services and community facilities;
- iii. The site has or will have safe vehicular and pedestrian access to and from the road network and will have adequate provision for parking, turning space, servicing and emergency vehicles;
- iv. The development is appropriately located and designed, or capable of being designed to in the case of outline applications, to ensure good quality living accommodation for residents and that the local environment (noise and air quality) of the site would not have a detrimental impact on the health and well-being of the residents;
- v. The sites are compatible with neighbouring land uses and minimise impacts on adjacent uses, built form and landscape character;
- vi. In rural and semi-rural areas sites should not dominate the nearest settled community;
- vii. Each pitch should be capable of accommodating 1 mobile home, 1 touring caravan, 2 car parking spaces, an amenity building and amenity space;
- viii. Sites for Travelling Showpeople should include adequate space for storage and/ or keeping and exercising any animals associated with Travelling Showpeople's needs;
- ix. Any site within the 7km zone of influence around Ashdown Forest will require an assessment under the Habitats Regulations to be undertaken and appropriate mitigation provided as required (Policy DPC6: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) refers); and
- x. In the case of proposals within the High Weald AONB, Policy DPC4: High Weald Area of Outstanding Natural

Beauty will apply.

The determination of planning applications for new sites or extensions to sites providing accommodation for settled Gypsy and Traveller and Travelling Showpeople<sup>26</sup> use will be considered under the relevant District Plan policies.

### **Existing Gypsy, Traveller and Travelling Showpeople sites**

Existing Gypsy and Traveller sites will be safeguarded for Gypsy and Traveller use. Planning permission will not be granted for an alternative use on an existing site unless an alternative, replacement site has been identified and developed to provide facilities of an equivalent or improved standard (including its location) whilst there remains a need for such sites as evidenced by the Gypsy and Traveller Accommodation Assessment, or the best available evidence.

Any new or extensions to existing Gypsy, Traveller or Travelling Showpeople sites<sup>27</sup> granted permanent planning permission shall also be safeguarded for such use.

The provision of permanent and suitable accommodation to meet the changing needs of current and future Gypsy, Traveller and Travelling Showpeople households will be monitored to ensure a suitable supply of such sites is provided at the appropriate time.

<sup>22</sup> For Gypsies, Travellers and Travelling Showpeople who meet, or considered may meet, the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- PPTS (2015)

<sup>23</sup> For Gypsies, Travellers and Travelling Showpeople who do not meet the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- PPTS (2015)

<sup>24</sup> Commitments here relate to pitches with planning permission.

<sup>25</sup> For Gypsies and Travellers who meet the definition of a Gypsy, Traveller and Travelling Showperson for planning purposes, provided in Annex 1 – PPTS (2015) i.e. Gypsies and Travellers who still travel and settled Gypsies and Travellers who no longer travel.

<sup>26</sup> For Gypsies, Travellers and Travelling Showpeople who do not meet the definition of a Gypsy and Traveller and Travelling Showperson for planning purposes, provided in Annex 1- Planning Policy for Traveller Sites (August 2015)  
<sup>27</sup> For Gypsies and Travellers who meet and do not meet the definition of a Gypsy, Traveller and Travelling Showperson for planning purposes, provided in Annex 1 – PPTS (2015) i.e. Gypsies and Travellers who still travel and settled Gypsies and Travellers who no longer travel.

## DPH30: Self- and Custom-Build Housing

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>12</b> – Support Safe, Healthy and Inclusive Communities <b>13</b> – Provide Housing to Meet Community Needs

The Self-Build and Custom Housebuilding Act 2015 requires the Council to keep a register of people who are interested in building their own home. The register is an indication of the demand for this type of housing in the District. Under the Self-Build and Custom Housebuilding Regulations 2016 the Council is required to grant suitable development permissions to meet the demand from Part 1 entries on the register within a three-year period<sup>28</sup>.

Self- and custom-build housing can be delivered through a wide range of projects from, a traditional DIY self-build home to projects where the self-builder employs someone to build their home for them or a custom builder provides an element of choice in materials or layout. Community-led projects can also be defined as self-build. It can offer a form of housing which is generally more affordable and complements the supply of mainstream housing.

To help satisfy potential future demand the Council will look to allocations to deliver a number of serviced plots, and provision on other appropriate non-allocated sites will also be considered.

The provision of self- or custom-build plots on a range of

development types and sizes will support sustainable communities and offer a variety of opportunities to those who wish to build their own home. By requiring larger residential developments to provide a proportion of plots for self- or custom-build, it will help secure the delivery of suitable plots to meet current and future demand. Smaller residential developments will also be encouraged to deliver serviced plots, especially in areas where there is a significant demand, dependent on their suitability and viability.

The Council’s 30% minimum affordable housing requirement will apply to self- and custom-build schemes, but First Homes are not required. Self or custom housing plots must be provided in addition to affordable housing not instead of it.

The self- or custom-build plots will be secured by a legal agreement requiring that they be marked out and services provided, before being made available for sale exclusively to households on the Council’s Self and Custom Build Register of Interest for a period of 6 months. If after the 6-month period a plot has not been purchased or reserved, it can be made available on the open market as self- or custom-build. If a plot remains unsold after a period of 12 months, it must either remain on the market as a self- or custom-build plot or be offered to the Council or an approved Registered Provider, before being built out by the developer.

Planning obligations will need to include a requirement that each self- or custom-build property must be completed within 3 years of the plot being purchased and any affordable self- or custom-build must remain affordable in perpetuity; this will be secured via a planning obligation between the appropriate parties and the District Council.

<sup>28</sup> The three-year period runs from the end of each Base Period (31 October to 30 October)

## DPH30: Self and Custom Build Housing

The District Council believes that self- and custom-build housing has an important role to play in increasing housing choice in the district, consequently:

- i. Proposals for self- or custom-build housing developments will be supported on suitable sites and subject to compliance with other relevant policies within the District Plan.
- ii. Provision of serviced plots for self- or custom-build housing will be encouraged on all new residential developments, subject to the level of demand for such housing, suitability of the site and viability.
- iii. A minimum of 5% of the residential plots on housing sites comprising of 100 or more dwellings, subject to feasibility and viability, will need to be provided as serviced plots for self- or custom-build housing.
- iv. Serviced plots will need to have a water supply, foul and surface water drainage, telecommunications and an electricity supply available at the plot boundary and legal access to a public highway.
- v. Affordable housing on self- or custom-build sites will need to be provided through an area of serviced land being made available at nil cost or through individual serviced plots being transferred at nil cost.
- vi. A design code, prepared by the developer and agreed with the District Council, will need to be followed for each site and individual plot passports will also be required.
- vii. Each self- or custom-build plot will need to form a separate phase of the development in order to

facilitate the timely submission of a reserved matters planning application by the intended occupant of each plot.

- viii. Communities preparing Neighbourhood Plans will be encouraged to identify suitable sites for self- or custom-build housing plots within their neighbourhood plan area.

The above policy will be monitored and kept under review, having regard to any changes to evidence of demand.

## DPH31: Housing Mix

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Major Update</b>
<b>Strategic Objectives:</b>	<b>12</b> – Support Safe, Healthy and Inclusive Communities
	<b>13</b> – Provide Housing to Meet Community Needs

Providing a suitable mix of housing is essential to supporting sustainable, mixed and balanced communities; this includes delivering the appropriate size and type of housing. This policy seeks to ensure that the right size and mix of housing (including affordable housing) is provided within the district.

The 2021 Mid Sussex Strategic Housing Market Assessment (SHMA) identifies the greatest change in household projections within the district to 2038 will be from those households without dependent children; accounting for 31.9%. However, there remains a notable increase in households with dependent children; 19.6%. Providing a suitable mix of sized dwellings will offer choice for older households to downsize, more affordable options for younger households looking to get on the housing ladder and support the growing number of family households within the district.

The District Council supports the provision of flexible market housing and specialist accommodation or care appropriate for older persons through both public and private sector provision. Providing suitable and alternative housing for older people can free up houses that are otherwise under occupied.

Older persons' housing and specialist accommodation form a very specific part of the housing needs market. The analysis undertaken within the SHMA shows a notable growth in the population of older persons aged 65 and over within the district to 2038. This in turn is expected to result in an increase in the number of people with long-term health problems or disability, thus requiring suitable accommodation. Policy DPH26: Older Persons' Housing and Specialist Accommodation sets out the estimated need and measures, including allocations, to help address this need.

The District Council also makes policy provision through Policy DPH36: Accessibility to ensure that new residential development provides accessible and adaptable dwellings and wheelchair-user dwellings to support the changes and needs of individuals and families at different stages of life.

The 2022 Mid Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) identifies the level of need for permanent Gypsy and Traveller accommodation in the district. Policy DPH29: Gypsies, Travellers and Travelling Showpeople identifies the pitch requirement and how the need is to be met.

With regards to other specific types of accommodation, the SHMA looked at the role of Build-to-rent and Co-Living as supplementary forms of housing. Build-to-Rent is purpose built housing that is typically 100% rented. Whilst to date only one Build-to-Rent scheme has come forward within the district, the SHMA notes that the private rented sector accounts for 18% of the district's housing stock in 2011, thereby having a clear role in the market. Co-Living is a modern form of shared housing with communal spaces and amenities often aimed at young professionals who are perhaps more transient. No schemes for co-living have come forward to date; however, with both Built-to-Rent and Co-Living housing the Council will monitor the demand and consider proposals against the

relevant District Plan policies.



## DPH31: Housing Mix

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

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

Housing Mix split

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

- 2) Variations to the above will be considered where the Council is satisfied that:
- The site characteristics and location dictate that there is a more appropriate mix of size of dwellings;
  - There is an identified need for a particular size of dwelling in the nearest settlement; or
  - There are demonstrable financial viability reasons for doing so.

### Other accommodation types

To meet the identified current and future needs of different groups in the community, the Council will seek a range of accommodation types to be delivered on new developments which are of an appropriate size, scale and location. This could include provision of bungalows and other forms of

suitable accommodation, where in accordance with the Mid Sussex Design Guide SPD.

The types of accommodation include that which is suitable for:

- Older persons (DPH26);
- People with disabilities (DPH40);
- People who wish to build their own home (DPH30);
- Build to Rent;
- Co-Living; and
- Gypsy and Traveller community (DPH29).

Where applicable, specific policies on the different accommodation types are identified against each of the above.

## DPH32: Affordable Housing

**Policy:**

**Review Status:**

**Strategic Objectives:**

**Strategic**

**Minor Update**

**12** – Support Safe, Healthy and Inclusive Communities

**13** – Provide Housing to Meet Community Needs

The 2021 Mid Sussex Strategic Housing Market Assessment (SHMA) provides the underlying justification for requiring the provision of affordable housing on residential development through affordable housing policies. The SHMA highlights the clear need for both social and affordable rented housing. The net need for affordable home ownership housing is smaller, albeit its provision will support some of those households currently unable to access market housing as they fall within the rent/ buy 'gap' or experience barriers in obtaining a mortgage.

In order to respond to the identified need for affordable housing of different tenures and to help deliver mixed, balanced and sustainable communities, the Council will require the provision

of 25% First Homes with the remaining 75% being provided as social or affordable rented homes, on all sites above the Affordable Housing threshold. The Council recognise that this mix does not meet the NPPF expectation that 10% of homes on major developments should be for affordable home ownership; however, it is supported by the SHMA findings which highlights a clear and acute need for rented affordable housing.

In setting affordable housing policies, the evidence of affordable housing need must be combined with other information, including the viability and deliverability of housing development, to set a level of affordable housing that is realistic and deliverable. The 2022 Mid Sussex Local Plan Viability Study applies the likely costs of new housing developments, including affordable housing and other policy requirements such as accessibility and space standards, environmental policies and infrastructure contributions (Section 106).

The requirement for the provision of a minimum of 30% affordable housing applies to all types of residential development. This includes changes of use, mixed use sites that incorporate an element of residential development, sheltered and extra care housing schemes, conversions, built to rent and private rent schemes and any other developments where there is an increase in the number of residential units on the site.

Schemes delivering 100% affordable housing, self or custom build housing, or specialist accommodation (such as older persons' housing) are not required to provide First Homes only dwellings for affordable / social rent. There is also no requirement for First Homes on a rural exception site or on sites providing solely Build to Rent Homes.

## **Design**

Any rented flats are to be provided in separate blocks, around separate cores or on separate floors or with separate access to any First Homes and open market flats, in order to meet Register Provider management and service charge requirements. Lifts must be provided in blocks of flats above 3 stories, and in 3 storey blocks

of accommodation designed for the over 55's. No more than 6 x 1 bed flats are to be included in one block unless the scheme is a sheltered housing scheme.

A minimum of 4% of Affordable Housing units (rounded up to the next whole number) on suitable schemes unless agreed with the Council's Housing Enabling Officer, are to be wheelchair-accessible dwellings for rent, built to the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of schedule 1 of the Building Regulations 2010 as amended. The floor areas of these units should be approximately 20% larger in the case of flats and 30% larger in the case of houses, (as shown in the table below), in order to properly accommodate the requirements.

Dimensions, floor areas, manoeuvring zones and correctly sized furniture layouts, which meet the above requirements are to be clearly indicated on individual unit layouts (at a scale of 1:50). Three A1 sized hard copies of these layouts, and plans showing the associated parking provision, and access from the wheelchair accessible parking spaces to the wheelchair accessible dwellings, must be submitted to and agreed with the Council's housing team before reserved matters / full planning permission is granted. Final agreement of any details will also be required as a condition of planning consent.

Appropriate parking provision is to be provided for all affordable units, in line with that for open market housing. Car parking provision for wheelchair accessible dwellings must comply with the requirements detailed in M4(3) of Schedule 1 of the Building Regulations 2010 as amended.

## **Securing Affordable Housing Units**

Registered Providers delivering the affordable housing are to be approved in writing by the Council, for each development / phase of development. Each Registered Provider must have a local management base, commit to letting their properties through the Mid Sussex Common Housing Register, and be willing to help the Council meet those needs identified as a priority in the district.

Developers are to enter into a non-rescindable contract with a Registered Provider to deliver the affordable units, prior to works commencing on any development or phase of development. This will enable the Registered Provider to oversee all construction works and help ensure the delivery of the affordable housing.

Applicants are to build into their designs at pre application stage, and take into account when negotiating site acquisitions and undertaking development feasibility, the 30% affordable housing required in accordance with the occupancy, size, clustering, tenure and other requirements detailed here. An affordable housing statement, plan and schedule of accommodation must be provided prior to validation of the planning application, to demonstrate that these requirements will be met.

All categories of affordable housing are to be demonstrably affordable, taking account of local incomes, for those unable to meet their housing needs through the private housing market. Consequently, rents must be capped at a maximum of 80% of market rent, or the Local Housing Allowance Level for the relevant size of unit whichever is lower, unless they are social rents determined through the Government's rent policy.

All requirements for the provision of affordable housing, including the need for any subsidy to be recycled for alternative affordable housing provision, are to be built into and secured through an appropriate planning obligation. This must include the requirement for developments where the floorspace is not yet known but may exceed the threshold to provide the necessary affordable housing in such instances.

All affordable housing will require the Council's standard legal nomination agreement between the District Council and the Registered Provider, to be completed prior to occupation. This will enable the District Council to control the occupancy of the new affordable housing, and to ensure that it continues to be available to meet local housing needs in perpetuity. Occupancy criteria and nomination arrangements for both initial and future lettings, assignments and disposals will be detailed. Applicants will be nominated from the District Council's Common Housing Register,

and in accordance with the Council's allocations scheme, and 100% nomination rights will be required in perpetuity.



## DPH32: Affordable Housing

Delivering the amount and type of housing which meets the needs of all sectors of the community is a key objective of the District Plan. Consequently, the Council requires:

- i. a minimum of 30% on-site affordable housing, with the number of units rounded up to the next whole number, on all residential and mixed-use developments providing 10 dwellings or more, or with a maximum combined gross floorspace of greater than 1,000m<sup>2</sup>;
- ii. the full 30% affordable housing requirement to be provided on each and every phase of a phased development, and for the affordable housing to be fully integrated within the development;



- iii. developments in the High Weald Area of Outstanding Natural Beauty providing 6 – 9 dwellings, but with a maximum combined gross floorspace of less than 1,000m<sup>2</sup>, to provide a commuted payment towards off-site provision equivalent to providing 30% on-site affordable housing;
- iv. in the case of redevelopment, at least the same number of affordable homes to be re-provided in accordance with current mix and tenure requirements, on sites where the most recent use included affordable housing;
- v. a mix of affordable housing tenure comprising 25% First Homes and 75% social or affordable rented, unless the best available evidence supports a different mix;
- vi. Unless otherwise agreed with the Council the tenure, type and size split on each site to be as shown in the table below. The majority of 2-bed/ 4 person units should be provided as houses rather than flats, wherever possible.

**Affordable housing split**

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

- vii. A minimum of 4% of affordable housing units (rounded up to the next whole number) on all suitable schemes, unless otherwise agreed with the Council’s Housing Enabling Officer, to be wheelchair accessible dwellings for rent, built to the requirements contained in Part M4(3)(1) (a) and (b) and Part M4(3)(2)(b) of schedule 1 of the Building Regulations 2010 as amended;

- viii. fully serviced land to be provided for the construction of the requisite number of affordable homes at nil cost, and for the affordable properties to be transferred to a Registered Provider at a price which reflects a nil land value and nil public subsidy;
- ix. affordable housing units to meet the occupational and minimum floor area requirements in the table below, or any other increased standard which supersedes these, since the units are likely to be fully occupied;

**Minimum floor area standards**

No. of Beds	No. of Persons	Minimum floor area - 1 storey (excluding staircases and hallways in the case of duplex flats/ coach houses/ FOGs)	Minimum floor area - 2 storey	Minimum floor area - 3 storey	Minimum floor area - Wheelchair Accessible dwelling
1	2	50m <sup>2</sup> / 538ft <sup>2</sup>	58m <sup>2</sup> / 624ft <sup>2</sup>	-	60m <sup>2</sup> / 646ft <sup>2</sup> (1B/2PF)
2	4	70m <sup>2</sup> / 753ft <sup>2</sup>	79m <sup>2</sup> / 850ft <sup>2</sup>	-	84m <sup>2</sup> / 904ft <sup>2</sup> (2B/4PF) 103m <sup>2</sup> / 1109ft <sup>2</sup> (2B/4PH)
3	5	-	93m <sup>2</sup> / 1001ft <sup>2</sup>	99m <sup>2</sup> / 1066ft <sup>2</sup>	121m <sup>2</sup> / 1302ft <sup>2</sup> (3B/5PH)
3	6	-	102m <sup>2</sup> / 1098ft <sup>2</sup>	108m <sup>2</sup> / 1163ft <sup>2</sup>	133m <sup>2</sup> / 1432ft <sup>2</sup> (3B/6PH)
4	6	-	106m <sup>2</sup> / 1141ft <sup>2</sup>	112m <sup>2</sup> / 1206ft <sup>2</sup>	138m <sup>2</sup> / 1485ft <sup>2</sup> (4B/6PH)

- x. all affordable housing units to be fully integrated into the scheme layout, and provided in clusters of no more than 10 units with open market units in between each cluster, (a couple of extra units may be allowed in clusters which include flats), in order to create more balanced communities;
- xi. affordable housing units to be 'tenure blind' so that affordable and private homes are indistinguishable from one another, in terms of design, build quality, appearance, materials and site location.

Proposals which do not provide a minimum of 30% affordable housing will be refused, unless clear evidence demonstrates, to the Council's satisfaction, that the site cannot viably support the required number of affordable housing units. The Council's approach to the assessment of financial viability is set out in its viability policy (see Policy DPI7), but it should be noted that the submitted viability appraisal must be based on a policy compliant scheme, including 30% Affordable Housing. All viability appraisals will be made publicly available and will be assessed with the assistance of an external consultant at the developer's cost. A viability review will also be required later in the project, for all schemes which are not policy compliant. At the review stage more accurate information about build costs and sales values, will be able to be provided for assessment.

Financial contributions, in place of on-site affordable housing, will only be agreed where there are exceptional reasons preventing the provision of on-site affordable housing. These include where:

- there are prohibitively high service charges;
- schemes comprise less than 6 units;
- the development comprises a single block retirement scheme; or
- the Council wishes to use such funding to develop its own housing.

In such cases a financial contribution payable prior to works commencing and reflecting the full cost of providing alternative serviced land for the required number of units (rounded up if the resultant number is not a whole number), will be sought. The amount per unit will depend on the size, location and type of affordable housing required to be provided by the scheme. The contribution and attached provisions will be detailed in a planning obligation.

Development proposals will be expected to optimise the use of land, and any proposal which appears to have an artificially low density, in order to avoid the required thresholds for affordable housing, or reduce the amount of affordable housing to be provided, may be refused planning permission. Sites must also not be deliberately sub-divided in order to avoid the required affordable housing threshold being met or to reduce the amount of affordable housing required.

The above policy will be monitored and kept under review, having regard to the Council's Housing Strategy and any changes to evidence of housing needs.

## DPH33: First Homes

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>12</b> – Support Safe, Healthy and Inclusive Communities <b>13</b> – Provide Housing to Meet Community Needs

First Homes are a form of discounted market sale housing designed to allow people to get on to the housing ladder in their local area. On 24th May 2021, the Government announced its position on First Homes through a Written Ministerial Statement (WMS) and

amended Planning Practice Guidance (PPG). Specific qualifying and eligibility criteria and requirements for First Homes are set out in the WMS and PPG.

First homes should seek to meet the needs of the local area and communities within it and Local Connection Criteria will be required to be met by purchasers. If after 3 months actively marketing the property, and a period of 3 months from the date of practical completion, a qualifying household has not reserved or bought the First Home the local connection criteria will be removed and the First Home made available to other eligible buyers. If there is no sale after a further 3 months the First Home can be switched to a normal market sale home but the discounted amount must be paid back to the Council.

All restrictions including discounts, eligibility and local connection criteria will be secured through the s106 agreement. Although the discount must remain at the same level on each subsequent sale, the price cap will only apply to the initial sale.

As with Rural Exception sites, First Homes Exception Sites are small sites which can come forward on non-allocated land, outside the built-up area boundaries, in order to deliver affordable housing. They cannot however come forward in designated rural areas as defined in Annex 2 of the NPPF, where rural exception sites are the sole permissible type of exception site. They must also meet a need which is not already being met elsewhere within the district through developer contributions.

Where it can be clearly demonstrated through evidence that, from a viability perspective, a First Homes Exception Site cannot support a scheme comprising 100% First Homes, the District Council will consider an element of open market housing and/or self-build housing. This will be limited to that required to facilitate scheme viability, up to a maximum of 20% of the overall scheme. Details of the evidence required to justify an element of market and/ or self-build housing is set out in the Viability Policy. Other forms of affordable housing may also be included where there is a demonstrable significant local need.

The 2021 Strategic Housing Market Assessment (SHMA) considers the role of First Homes and its potential contribution to delivering affordable housing in the district. Following an appraisal of house prices and incomes within the district, it concludes that within Mid Sussex First Homes could deliver 1- and 2-bedroom homes, when the minimum criteria are applied. This provision of smaller, affordable housing is considered to play an important role in helping people access their own home.

Schemes delivering 100% affordable housing, self or custom build housing, or specialist accommodation (such as older persons' housing ) are not required to provide First Homes only dwellings for affordable / social rent. There is also no requirement for First Homes on a rural exception site or on sites providing solely Build to Rent Homes

## DPH33: First Homes

First Homes are part of the Government's policy to promote home ownership and can be delivered through developer contributions and First Homes Exception sites.

First Homes will be supported by the District Council as part of the affordable housing requirement (DPH36), subject to the following criteria:

- i. First Homes must form 25% of the total number of affordable units on a site even where more than 30% affordable housing is being provided;
- ii. The dwellings are discounted by a minimum of 30% against the market value;
- iii. After the discount has been applied, the first sale of the home is priced no higher than £250,000;
- iv. The purchaser meets the First Homes eligibility criteria; and
- v. The local connection criteria are met by the purchaser.

In order to meet the Local Connection Criteria the

- must:
1. be ordinarily resident within the Mid Sussex District Council's administrative area and have been for a continuous period of not less than 12 consecutive months prior to exchange of contracts for the relevant First Home; and/or
  2. have a close family association with the Mid Sussex District Council's administrative area by reason of a parent or child who is ordinarily resident within the Mid Sussex District Council's administrative area.

Or meet such other local connection criteria as may be published by the District Council from time to time as its "First Homes Local Connection Criteria" and which is in operation at the time of the relevant disposal of the First Home.

### First Homes Exception Sites

The District Council will support First Homes Exception Sites provided that the following additional criteria are met:

- vi. The proposals are wholly or primarily for First Homes;
- vii. There is an identified local need for First Homes which is not already being met elsewhere in the district;
- viii. The development is located adjacent to an existing settlement containing key local services, including a local convenience shop, access to a bus stop with adequate services, and, if possible, a primary school;
- ix. The proposal is proportionate in size and scale to the existing settlement and respects its setting; and
- x. The site is not located within a designated rural area<sup>29</sup>.

All affordable homes delivered as First Homes in the above circumstances will be secured through a S106 agreement to ensure that the discount and relevant eligibility and local connection criteria remain in perpetuity.

Neighbourhood Plans may apply their own First Homes eligibility criteria, including an increased minimum discount

and lower price and income caps in line with national guidance. Alterations to the criteria or requirements must however be evidence based and not impede the delivery of homes.

<sup>29</sup> National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985 (Annex 2, NPPF)

## DPH34: Rural Exception Sites

<b>Policy:</b>	<b>Non - Strategic Minor Update</b>
<b>Review Status:</b>	
<b>Strategic Objectives:</b>	
	<b>12</b> – Support Safe, Healthy and Inclusive Communities <b>13</b> – Provide Housing to Meet Community Needs

Rural Exception Sites are sites used for affordable housing for local people in perpetuity, which would not normally be granted permission for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current or recent residents or have a current employment or close family connection to the Parish.

The 2021 Mid Sussex Strategic Housing Market Assessment (SHMA) reviewed the issue of rural housing within the district. The SHMA highlights the role of the Sussex Community Housing Hub and Action in Rural Sussex in delivering rural exception sites, with the support of the Council. The Council will continue to support the work of these groups, as well as work with parishes to identify sites specifically for affordable housing that will meet local needs.

Rural Exception Sites are different to First Homes Exception Sites which are covered under Policy DPH33: First Homes.



## DPH34: Rural Exception Sites

The development of rural exception sites for affordable housing will be permitted provided that:

- i. the development comprises 100% affordable housing;
- ii. the housing is to meet the needs of current or recent residents of the Parish or those with a current employment or close family connection to the Parish;
- iii. The size of properties is justified by a Parish Housing Needs Survey carried out in the last 5 years;
- iv. The occupancy of the homes is restricted in perpetuity to those with a genuine local need for affordable housing;
- v. The scale of the development respects the setting, form and character of the settlement and surrounding landscape; and
- vi. The development is adjacent to, or in close proximity to, a rural settlement containing a local convenience

shop and access to a bus stop with adequate bus services, and if possible a primary school.

Where it can be clearly demonstrated through evidence that, from a viability perspective, the site cannot support a scheme comprising 100% affordable housing, the District Council will consider an element of open market and/ or self or custom-build housing. This will be limited to that required to facilitate scheme viability, up to a maximum of 20% of the overall scheme, provided that:

- The requirements of ii), iii), v) and vi) can be met for the overall scheme and for the affordable housing element i) and iv) can be met; and
- The new development physically integrates the open market and affordable housing, which should seek to be 'tenure blind' and makes best use of the land.

Details of the evidence required to justify an element of open market and/ or self or custom-build housing is set out in the Council's Viability Policy (see Policy DPI7).

The delivery of rural exception sites should be led by Parish Councils, through planning applications, Community Right to Build schemes, Neighbourhood Development Orders or through Neighbourhood Plans and sites must be brought forward in partnership with the relevant Parish Council, a specialist rural Registered Provider and the Council's Planning and Housing Enabling Team.

## DPH35: Dwelling Space Standards

<b>Policy:</b>	<b>Non - Strategic</b>
<b>Review Status:</b>	<b>No Update</b>
<b>Strategic Objectives:</b>	<b>12</b> – Support Safe, Healthy and Inclusive Communities <b>13</b> – Provide Housing to Meet Community Needs

The purpose of this policy is to set minimum space standards for all dwellings to ensure that the floor area of new homes and associated storage space is sufficient in size to secure a satisfactory standard of accommodation for their residents.

Dwelling space standards ensure that all residential development in Mid Sussex is of an acceptable size for the wellbeing of future occupants, that there is appropriate circulation space and that homes are highly functional in terms of typical day to day needs. The dwelling space standards help to achieve sustainable development, encouraging useable and flexible living environments in which residents can undertake a range of activities such as bringing up families, working from home and communal and social activities.

### DPH35: Dwelling Space Standards

Minimum nationally described space standards, see Glossary, for internal floor space and storage space will be applied to all new residential development.

These standards are applicable to:

- Open market dwellings and affordable housing (see DPH32: Affordable Housing for the occupancy and minimum floor area requirements for Affordable Housing);
- The full range of dwelling types; and

- Dwellings created through subdivision or conversion.

All dwellings will be required to meet these standards, or subsequent improved standards, other than in exceptional circumstances where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met.

## DPH36: Accessibility

<b>Policy:</b>	<b>Non - Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>12</b> – Support Safe, Healthy and Inclusive Communities <b>13</b> – Provide Housing to Meet Community Needs <b>14</b> – Create Accessible Environments

Accessibility is about the ease and convenience with which a place can be used by people. This policy applies to both homes and places, including areas of open space and transport.

Dwelling space standards ensure that all residential development in Mid Sussex is of an acceptable size for the wellbeing of future occupants, that there is appropriate circulation space and that homes are highly functional in terms of typical day to day needs. The space standard helps to achieve sustainable development, encouraging useable and flexible living environments in which residents can undertake a range of activities such as bringing up families, working from home and communal and social activities, as well as providing for residents' changing needs by taking into account the spatial implications of providing improved accessibility and adaptability, particularly for older or less mobile people, including meeting the requirements of residential building accessibility standards in Building Regulations Approved Document M (Volume 1)<sup>30</sup>.

The 2021 Mid Sussex Strategic Housing Market Area Assessment (SHMA) states that by 2038 the number of people over the age of 65 within the district is projected to increase by 43.5%. An older population is also likely to mean that there are more people with associated mobility problems. Whilst an ageing population is the main contributor to the increased need for wheelchair accessible homes the SHMA notes a rise in wheelchair user households aged under 60. The evidence indicates that there is also a disparity between wheelchair users and tenure, indicating a higher need for wheelchair accessible homes for those in affordable housing accommodation. Whilst the SHMA supports a target of 12% of new affordable homes to be wheelchair accessible, this policy seeks 4%. The lower figure is aligned with the Council's experience in successfully securing this level of provision and the level of need indicated by the housing register.

Providing homes which are built to at least Category 2 M4(2) accessible and adaptable standards will help ensure that homes are suitable and capable of meeting a household's changing needs. It is more practical and cost-effective if homes are built to these standards rather than retrofitting necessary alterations, if this is even possible. Therefore, the policy requires that all new homes are built to at least Category 2 (M4(2)) adaptable and accessible standards. It also requires that a proportion of affordable homes are built to Category 3 (M4(3)(2)(b)) wheelchair user standards.

<sup>30</sup> Schedule 1 of the Building Regulations 2010, as amended

## DPH36: Accessibility

All development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily.

This will apply to all development, including changes of use, refurbishments and extensions, open spaces, the public realm and transport infrastructure, and will need to be

demonstrated by the applicant.

With regard to listed buildings, meeting standards of accessibility should ensure that the impact on the integrity of the building is minimised.

### Category 2 - Accessible and Adaptable Dwellings

All residential developments will be expected to meet Category 2 – accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4(2), with the following exceptions:

- i. Where new dwellings are created by a change of use;
- ii. Where the scheme is for flatted residential buildings of fewer than 10 dwellings;
- iii. Where specific factors such as site topography make such standards unachievable by practicable and/ or viable means;

### Category 3 - Wheelchair-User Dwellings

- Category 3 – Wheelchair-user dwellings under Building Regulations – Approved Document M Requirement M4(3)(2)(a) adaptable will be required for a minimum of 5% of market homes, dependent on the suitability of the site and the need at the time.
- Where affordable housing is required, a minimum of 4% of the affordable housing units (rounded up to the next whole number), on all suitable schemes, unless otherwise agreed with the Council's Housing Enabling Officer, will be required to be wheelchair accessible dwellings (M4(3)(2)(b)) for rent.

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.

# Chapter 16



Infrastructure



# 16. Infrastructure



Policies in this chapter:	
Infrastructure	<b>DPI1:</b> Securing Infrastructure
	<b>DPI2:</b> Planning Obligations
	<b>DPI3:</b> Major Infrastructure Projects
	<b>DPI4:</b> Communications Infrastructure
	<b>DPI5:</b> Open Space, Sport and Recreational Facilities
	<b>DPI6:</b> Community and Cultural Facilities and Local Services

An Infrastructure Delivery Plan has been prepared to identify what infrastructure provision is needed and where and when it needs to be delivered in order to support the development and anticipated future growth identified in this Plan.

## DPI1: Securing Infrastructure

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Major Update</b>
<b>Strategic Objectives:</b>	<b>6 – Infrastructure to Support Sustainable Communities</b>

The delivery of the right levels and type of infrastructure is essential to support new homes, economic growth and the creation of sustainable communities. A strategic objective of the District Plan is to ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This ensures that development is adequately served without overstressing existing infrastructure and putting an unacceptable strain on the environment.

## DPI1: Securing Infrastructure

Development will be permitted where it is supported by, and coordinated with, the delivery and maintenance of infrastructure and/or mitigation measures to meet the additional need arising from the proposal. Both on-site and off-site provision, including beyond the district boundary, may be required to address the impacts of development, including cumulative effects on the existing infrastructure.

Existing infrastructure services and facilities will be protected where they contribute to the needs of local communities, unless an equivalent replacement or improvement is provided or there is sufficient alternative provision of the same type in the area, and subject to requirements set out elsewhere in the Plan.

Infrastructure should be provided at the appropriate time, prior to the development becoming operational or being occupied. Applicants will be expected to have early engagement with infrastructure providers to ensure any necessary works can be undertaken in a timely manner.

Larger developments may need to be phased to ensure that this requirement can be met.

Where a proposal would be made unviable in light of the infrastructure requirements, open book calculations verified by an independent consultant approved by the Council must be provided for consideration. All viability appraisals will be made publicly available and will be assessed with the assistance of an external consultant at the developer's cost. The Council's approach to the assessment of financial viability is set out in its viability policy (see Policy DPI7).

The design and layout of a development should ensure future access to utility infrastructure for maintenance and upgrading.

Proposals by service providers for the delivery of utility infrastructure required to meet the needs generated by new development in the District and by existing communities will be encouraged and permitted, subject to accordance with other policies within the Plan.

Infrastructure will need to be planned and delivered to ensure its future resilience against the impacts of climate change.

## DPI2: Planning Obligations

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>6 – Infrastructure to Support Sustainable Communities</b>

Planning obligations will be used by the District Council to secure infrastructure in line with the statutory tests set out in the Community Infrastructure Levy Regulations 2010 (as amended) and national planning policy.

Planning obligations will only be sought where the following tests are met:

- i) Necessary to make the development acceptable in planning terms;
- ii) Directly related to the development; and
- iii) Fairly and reasonably related in scale and kind to the development.

An Infrastructure Delivery Plan has been prepared to identify what infrastructure provision is needed and where and when it needs to be delivered in order to support the development and anticipated future growth identified in this Plan.

## DPI2: Planning Obligations

Where required, the Council will use planning obligations to address the impacts of development in line with the legal tests set out in the Community Infrastructure Levy Regulations 2010 (as amended).

Other planning obligations may be sought to secure policy requirements set out in this plan and to mitigate the specific impacts of development in line with the legal tests set out in the Community Infrastructure Levy Regulations 2010 (as amended).

Appendix 3 sets out the infrastructure quantity and accessibility standards and formulae used to calculate contributions. The infrastructure standards may be reviewed and will be set following assessments of need and viability. Contributions will be subject to inflation reviews to ensure the necessary infrastructure can be delivered.

Where a planning obligation (which may also be known as a Section 106 Agreement or Unilateral Undertaking) is entered into, the Council and the County Council will secure fees associated with the monitoring of any planning obligations

in addition to the Council's legal costs in drafting and completing the agreement. The current applicable fees to be levied will be shown on the Council's website.

## DPI3: Major Infrastructure Projects

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>New Policy</b>
<b>Strategic Objectives:</b>	<b>6 – Infrastructure to Support Sustainable Communities</b>

Policy DPI3: Major Infrastructure Projects sets out the approach that the Council will take in responding to major infrastructure applications either as determining authority or as a statutory consultee.

For the purposes of the District Plan, Major Infrastructure Projects (MIPs) are those infrastructure projects that would require Environmental Impact Assessment (EIA) as set out in Schedules 1 and 2 of the EIA Regulations 1999 (except predominantly residential schemes), and include those defined as Nationally Significant Infrastructure Projects (NSIPs).

The Planning Inspectorate is responsible for operating the planning process for NSIPs. Such projects require a type of consent known as 'development consent'. Development consent, where granted, is made by a Development Consent Order (DCO).

National Planning Statements (NPS) set out national case in principle for NSIPs and provide a national policy framework for the consideration of proposals by the Planning Inspectorate, with the final decision being made by Secretary of State. NPS are not part of the statutory development plan, local planning authorities will need to have regard to these when preparing local plans.

The Council has an important role as a statutory consultee in relation to NSIP applications, where there is the potential for the

District to be affected by an NSIP proposal.

## DPI3: Major Infrastructure Projects

In responding to major infrastructure proposals as a consultee or decision maker the Council will consider applications against the relevant national planning policy and the strategy and relevant policies of the development plan. The objective from the Council's perspective is that such proposals should, where possible, contribute positively to the implementation of the spatial strategy and meet the underlying objectives of the plan. However, the Council will seek to adopt an approach which is consistent with relevant NPS and take into account operational requirements of the MIP.

For a NSIP the Council will take into account through the preparation of a Local Impact report, how proposals through their formulation and implementation, avoid or minimise adverse impacts or harm to local places, communities and businesses and maximise local benefits wherever possible. Where the Council is the decision maker, these matters will be taken into account through the planning application process. In all cases the Council will also assess where appropriate how the consideration of alternatives has informed the proposals.

The Council will consider the benefits and impacts of a proposal having regard to direct, indirect secondary and cumulative benefits and impacts, and benefits and impact interactions. This assessment will include the construction, operation and decommissioning (including restoration) stages of the project. It will also have regard to reasonably foreseeable development proposals in the local area, including other infrastructure projects and employment and residential development.

Depending upon the scale and nature of the proposals, in

order to present sufficient information for the Council to undertake the assessment, it may request the preparation of Delivery Plans.

Delivery Plans will identify measures to be taken to maximise benefits, to avoid and minimise impacts, and to mitigate and compensate for impacts, with respect to matters such as the economy, climate change, sustainability, the environment, biodiversity net gain, transport and movement, housing, local communities (including safety, health, leisure and general well-being) council services, and education where this is justified by reference to national policy.

The Management or Delivery plans should identify the systems and resources that will be used to implement the proposed measures.

## DPI4: Communications Infrastructure

<b>Policy:</b>	<b>Non-Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>6</b> – Infrastructure to Support Sustainable Communities <b>7</b> – Encourage Business and Thriving Local Enterprise <b>8</b> – Opportunities to Live and Work within Communities

High quality advanced digital and communications infrastructure is important for economic growth and social well-being. Digital connectivity is crucial for attracting businesses and for successful business locations. Digital connectivity also has social benefits facilitating social inclusion and providing opportunities to access employment, education and services.

However, the environment also needs to be protected and digital and communications infrastructure should take into account the visual amenity, character and appearance of a local area and should

not have an unacceptable impact on sensitive areas.

One of the actions in the Sustainable Economy Strategy 2022-2025 is for the Council to facilitate the delivery and use of advanced digital infrastructure (full fibre, wireless network technology and other digital technologies) to support citizens, public services, existing and new economic activity within Mid Sussex.

Digital connectivity is also a way to implement the 20-minute neighbourhood, particularly in rural areas, and it will contribute to the features of sustainable communities.



## DPI4: Communications Infrastructure

The Council will encourage the incorporation of high quality advanced digital infrastructure including fibre to new housing, employment and retail developments.

The expansion of the electronic communications network

and digital infrastructure to the towns and rural areas of the District will be supported.

When considering proposals for new telecommunications equipment the following criteria will be taken into account:

- The location and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area. On buildings, apparatus and associated structures should be located and designed in order to seek to minimise impact to the external appearance of the host building;
- New telecommunications equipment should not have an unacceptable effect on sensitive areas, including areas of ecological interest, areas of landscape importance, Areas of Outstanding Natural Beauty, the South Downs National Park, archaeological sites, conservation areas or buildings of architectural or historic interest and should be sensitively designed and sited to avoid damage to the local landscape character;
- Preference will be for use to be made of existing sites rather than the provision of new sites.

When considering applications for telecommunications development, regard will be given to the operational requirements of telecommunications networks and the technical limitations of the technology.

## DPI5: Open Space, Sport and Recreational Facilities

<b>Policy:</b>	<b>Non-Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>6</b> – Infrastructure to Support Sustainable Communities <b>15</b> – Provide Cultural, Leisure and Sporting Facilities

Open space, leisure, sport and recreational facilities are important to support healthy lifestyles and should be retained where possible and provided alongside new development.

The facilities referred to in this policy include:

- Allotments, community growing spaces and community orchards
- Artificial turf and grass playing pitches and ancillary facilities
- Gyms, sports halls, swimming pools and fitness facilities
- Kickabout, skate parks, cycling and BMX tracks
- Leisure facilities such as bowling, ice rinks and outdoor activities
- Open space, amenity green space, parks and recreation grounds, natural green space, and nature conservation sites
- Play areas
- Tennis, netball and multi-use courts

It is important to note that open space, leisure, sport and recreational facilities often form part of the green infrastructure for an area and development proposals should also have regard to Policy DPN3: Green Infrastructure.

## DPI5: Open Space, Sport and Recreational Facilities

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

The provision of new open space, leisure, sport and recreational facilities, including the provision of public open space, play areas and equipment, will be required for all new residential developments in accordance with Policies DPI1: Securing Infrastructure and DPI2: Planning Obligations. On-site provision will be required where appropriate, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure such facilities. The design of open space and public realm should accord with the Mid Sussex Design Guide SPD.

Sites for appropriate open space, leisure, sport and recreational facilities to meet local needs will be identified through Neighbourhood Plans or a Development Plan Document produced by the District Council.

Proposals that involve the loss of open space, leisure, sports and recreational buildings and land, including playing fields, will not be supported unless:

- an assessment has been undertaken which has clearly shown the open space, leisure, sports or recreational land or building to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Whilst a site may be surplus to requirements for open space, leisure, sport and recreation use, it may still be of environmental, social or cultural value. The site's development may have unacceptable visual or amenity impact, or adversely affect its wider healthy lifestyles, green infrastructure or biodiversity functions, including for climate change mitigation and resilience. Applicants will therefore need to carefully consider such as proposal alongside other policies in this Plan.



## DPI6: Community and Cultural Facilities and Local Services

<b>Policy:</b>	<b>Non-Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>6</b> – Infrastructure to Support Sustainable Communities <b>12</b> – Support Safe, Healthy and Inclusive Communities <b>15</b> – Provide Cultural, Leisure and Sporting Facilities

Community and cultural facilities and local services are important and should be retained where possible and provided alongside new development.

The community facilities and local services referred to in this policy include:

- Activity halls and community centres
- Car parks
- Cemeteries and burial grounds
- Cultural venues such as theatres, performance spaces, cinemas, art centres, galleries and museums
- Education facilities
- Emergency services
- Healthcare facilities
- Libraries
- Local shops including banks and post offices
- Places of worship and church halls
- Public conveniences
- Public houses
- Sports club houses and pavilions
- Parish, village and town halls

## DPI6: Community and Cultural Facilities and Local Services

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

- The need for the community or cultural facility or local service is clearly demonstrated;
- There would be no harm on highway safety or severe residual cumulative impacts on the road network;
- It encourages sustainable travel opportunities;
- It will not adversely affect the character, landscape, historical significance, appearance and amenity of the area;
- The design and layout of the proposals, including ancillary facilities, are sensitive to the existing character and setting;
- It does not have an adverse effect on residential amenity in the local area;
- It will not have an adverse effect on the vitality and viability of existing facilities in the locality or relevant assets of community value; and
- It meets the requirements of other relevant development plan policies.

Proposals that involve the loss of a community or cultural facility (including those facilities and services where the loss would reduce the community's ability to meet its day-to-day needs locally), will not be supported unless:

- an assessment has been undertaken which has clearly shown the community or cultural facility or local service to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

- the development is for alternative community and cultural provision, the benefits of which clearly outweigh the loss of the current or former use.

New residential development will be required to contribute to the provision of new or enhanced community facilities in accordance with Policies DPI1: Securing Infrastructure and DPI2: Planning Obligations. The on-site provision of new community facilities will be required on larger developments, where appropriate, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure such facilities.



## DPI7: Viability

<b>Policy:</b>	<b>Strategic</b>
<b>Review Status:</b>	<b>Minor Update</b>
<b>Strategic Objectives:</b>	<b>6</b> – Infrastructure to Support Sustainable Communities <b>12</b> – Support Safe, Healthy and Inclusive Communities <b>13</b> – Provide Housing to Meet Community Needs

The economic viability of development is important in terms of supporting delivery in both plan making and the determination of planning applications. The District Council has accounted for the cumulative impact of its policy requirements on development viability, as part of the evidence base supporting the independent examination of its District Plan.

As a result, when negotiating site acquisitions and undertaking development feasibilities, account should be taken of all necessary requirements, and proposals should be designed in a way which accords with all Development Plan policies, including those regarding affordable housing provision.

The District Council is however aware that in some exceptional circumstances, a proposal may generate insufficient value to support the full range of developer contributions. In instances where, in the opinion of the applicant, a scheme cannot viably meet policy requirements, applicants will be required to robustly demonstrate that the site is clearly unviable by submitting for assessment a Viability Appraisal.

### Viability Appraisal - Information requirements

Policy DPI7 identifies the criteria for considering development proposals where a non-policy compliant scheme is put forward. Table 1 of Appendix 3 contains the minimum information that should be contained within a Viability Appraisal. All assumptions



applied to the Viability Appraisal model should be accessible and capable of variation to observe the impact of each on the model's outturn.

The costs and values included in the Viability Appraisal submitted to the District Council must be consistent with the corresponding information on current costs and values which the applicant is themselves relying upon to inform their own commercial decisions. A summary should be provided clearly setting out the exceptional reasons which it is felt are making the development proposal unviable.

A statement must also be included that the company undertaking the Viability Appraisal has not been instructed on the basis of performance related pay or incentivised in any other way according to the outcome of the viability process and the level of planning obligations which the applicant is required to provide.

### **Viability Assessment**

On completion of the Viability Assessment the District Council will confirm whether additional planning obligations are required over and above those proposed by the applicant through their Viability Appraisal. Heads of Terms will be included in the District Council's Planning Report, reflecting the outcome of the viability process and an application will be refused if terms cannot be agreed.

### **Advanced Stage Viability Review**

The financial viability of a scheme will change over time due to the prevailing economic climate and changing property values and construction costs. It may be notably different at the time of delivery, as a result of changes in market conditions and uncertainties at planning application stage. Consequently, the practice of viability review to ensure that proposals are based on an accurate assessment of viability at the point of delivery has become increasingly well established. Table 2 of Appendix 3 sets out the information required for an Advanced Stage Viability Review.

The aim of the Advanced Stage Viability Review is not to carry out

a completely new Viability Assessment of every item, but to assess whether additional value has been generated since the planning application stage Viability Assessment was carried out, as a result of a change in the Gross Development Value or the Build Costs

Table 3 of Appendix 3 contains the formula used to calculate any additional financial contributions due. 40% of any surplus generated as a result of increased values or reduced costs will be retained by the Developer, as an additional profit allowance to that agreed in the planning application stage Viability Assessment, to ensure that they also benefit from an improvement in the schemes viability and are incentivised to make the scheme as profitable as possible by maximising values and minimising Build Costs.

Any contribution payable to the District Council will be capped according to the level of contribution still required by policy and associated guidance. For affordable housing contributions, this will be based on the level of surplus required to provide the affordable housing necessary to meet the affordable housing requirement. Any additional surplus above this will be retained in full by the Developer as additional profit.

If there is no surplus resulting from the application of the formula, because Build Costs have increased but values have not or values have increased less than Build Costs, no payment would be required towards meeting the infrastructure contributions and affordable housing provision due.

Advanced Stage Viability Reviews will be required on all residential / mixed use schemes which do not meet infrastructure contributions or the District Plan affordable housing requirement in full at the grant of planning permission and these will take place on the sale/letting of 75% of the market residential units. In the case of all other non-policy compliant schemes an Advanced Stage Viability Review will take place three months prior to the expected date of practical completion.

## Disclosure

The District Council has the right to provide information to external parties advising it on viability matters to fulfil its statutory function as Local Planning Authority. Regardless of any decision not to make specific elements of an appraisal publicly available, information will also be made available, on a confidential basis, to Planning Committee members or any other District Council member who has a legitimate interest in seeing it.

The District Council may also need to release information to a third party where another body has a role in providing public subsidy, or where the application is subject to a planning appeal. Any decision not to disclose information will be subject to the District Council's obligations under the Freedom of Information Act and the Environmental Information Regulation.

## DPI7: Viability

Where a planning application is not policy compliant, in respect of infrastructure contributions and/or Affordable Housing, at the time of submission the following approach will be taken:

- I. A Viability Appraisal must be submitted by the applicant prior to validation of the planning application. It must be based on a policy compliant affordable housing scheme and the District Council's required tenure and size mix, and current costs and values. There must also be a clear correlation between a development's specification, Build Costs and development values.
- II. It must be submitted in a clear and accessible format with full supporting evidence to substantiate the inputs and assumptions used. A full working electronic version of the Viability Appraisal model used will be required so that it can be fully tested and interrogated. The Viability Appraisal

will be assessed by the District Council with advice from a suitably qualified external consultant/s and the cost of this external advice is to be borne by the Developer.

III. The Viability Assessment will consider whether the approach adopted and the inputs used are appropriate and adequately justified by evidence and experience. It will determine whether the level of infrastructure contributions and affordable housing provision proposed by the applicant are the maximum that can be viably supported or whether a greater level of policy compliance can be achieved.

IV. Where reductions in infrastructure contributions and/ or affordable housing provision are agreed on viability grounds at planning application stage the District Council will include the estimated Gross Development Value and Build Costs at this stage in a planning obligation, together with details of the required Advanced Stage Viability Review.

V. A viability review will be required later in the project, for all schemes where policy requirements are not met in full at the time planning permission is granted. This will enable any increase in viability to be calculated so that greater or full compliance with the Development Plan can be achieved. At the review stage accurate and up to date evidence of Build Costs and Sales Values, the key variables most likely to change over time, will be able to be provided for assessment.

VI. During the Advanced Stage Viability Review the Gross Development Value and Build Costs, will be re-assessed by the District Council with advice from a suitably qualified external consultant and the formula will be applied, to determine whether there has been an increase in viability from that anticipated when the planning application was submitted.

VII. If a surplus (i.e. further profit) results from the application of the formula, it will be split between the District Council and the Developer 60%/40% and the 60% payable to the District Council will be put towards infrastructure

contributions and / or off-site affordable housing provision. This will enable policy requirements which were not deemed deliverable at planning application stage to be met in full or part.

VIII. All Viability Appraisals will be made publicly available on the planning register, in order to increase openness and transparency in the planning process. Redaction of any information will only be allowed in exceptional circumstances

The above policy will also apply where a Developer is asserting that it is not viable to provide 100% affordable housing in the case of a Rural Exception Site, and consequently wishes to provide an element of open market and / or self-build housing up to a maximum of 20% of the total.

# Chapter 17

Implementation and Monitoring

# 17. Implementation and Monitoring

Monitoring is an essential process to ensure the District Plan is meeting its strategic objectives. Below is the monitoring framework for the District Plan. It sets out a range of indicators including output indicators that assess the impact of individual policies and contextual indicators that facilitate understanding of the wider context that may be influencing output indicators.

The indicators are reported through the Council's Authority Monitoring Report, usually on an annual basis. If it appears that policies are not being effective or are no longer appropriate in light of more recent national policies or local circumstances, then action will be taken to review the policy or policies concerned.

Policy	District Plan Objective	Indicator	Target	Implementation	Source
<b>DPS1:</b> Climate Change	1,5	The objectives listed under DPS1 are monitored under their separate policy areas	-	-	-
<b>DPS2:</b> Sustainable Design and Construction	1	Number of residential schemes meeting 3*/3.5*/4* HQM with 50 credits in energy and/or 12 water `	Increase	Developer	Mid Sussex District Council monitoring
		Number of schemes meeting the `Excellent` with `Outstanding` in energy and water/ `Outstanding` rating in the relevant BREEAM Technical Standard	Increase	Developer	Mid Sussex District Council monitoring
<b>DPS3:</b> Renewable and Low Carbon Energy Schemes	1	Number of renewable electricity installations	Increase	Developers, utility providers, local authority	Department for Business, Energy and Industrial Strategy
<b>DPS4:</b> Flood Risk and Drainage	1	Number of planning applications approved contrary to advice on flood risk/ flood defence grounds	Zero	Public agencies, local authority	Environment Agency
<b>DPS5:</b> Water Infrastructure and the Water Environment	1,6	Number of planning applications approved contrary to advice given by the Environment Agency on water quality issues	Zero	Public agencies, Local Authority	Environment Agency/ Mid Sussex District Council monitoring
		Number of planning applications approved contrary to advice from the statutory sewerage/water undertaker	Zero	Statutory sewerage/ water undertakers, Local Authority	Mid Sussex District Council monitoring
		Incidents of major and significant water pollution within the District	Zero	Developers, Statutory sewerage/ water undertakers, Local Authority, Public agencies	Environment Agency
<b>DPS6:</b> Health and Wellbeing	1, 5, 6, 12, 13, 14, 15	Number of HIAs undertaken	Increase	Developer	Mid Sussex District Council monitoring

Policy	District Plan Objective	Indicator	Target	Implementation	Source
<b>DPN1:</b> Biodiversity, Geodiversity and Nature Recovery	3,5	Amount of priority habitat lost	Zero	Public agencies, local authority	Sussex Biodiversity Records Centre monitoring
		Conditions of SSSIs	Improve	Public agencies, local authority	Sussex Biodiversity Records Centre monitoring
<b>DPN2:</b> Biodiversity Net Gain	3,5	Percentage biodiversity net gain secured as demonstrated by the Biodiversity Metric	Maximise, but a minimum 10% biodiversity net gain	Developers	MSDC Monitoring Biodiversity Gain Plan
		Number and type of biodiversity units lost or gained	Maximise the biodiversity units gained	Developers	MSDC Monitoring Biodiversity Gain Plan
		Secure relevant and meaningful biodiversity net gain linked to wider nature recovery	Location of secured biodiversity net gain (on site or off-site)	Developers	MSDC Monitoring Biodiversity Gain Plan
<b>DPN3:</b> Green Infrastructure	5, 6, 15	New green infrastructure assets	Increase	Developers	Mid Sussex District Council monitoring
<b>DPN4:</b> Trees, Woodland and Hedgerows	3,4,5	Area of ancient woodland lost	Zero	Developers, local authority	Sussex Biodiversity Records Centre monitoring
<b>DPN5:</b> Historic Parks and Gardens	3,11	Number of applications permitted contrary to advice received from the Conservation Officer or Historic England	Zero	Local authority	Mid Sussex District Council monitoring
<b>DPN6:</b> Pollution	3,12	Number of major pollution incidents in the District	Zero	Local authority	Mid Sussex District Council monitoring
<b>DPN7:</b> Noise Impacts	3,12	Number of noise sensitive developments permitted close to sources of high levels of noise	Zero	Local Authority	Mid Sussex District Council monitoring
<b>DPN8:</b> Light Impacts and Dark Skies	3,12	Number of artificial lighting proposals permitted in the countryside	Minimise	Local Authority	Mid Sussex District Council monitoring

Policy	District Plan Objective	Indicator	Target	Implementation	Source
<b>DPN9:</b> Air Quality	3,12	Number of Air Quality Management Areas (AQMAs) in the District	Minimise	Local Authority	Mid Sussex District Council monitoring
<b>DPN10:</b> Land Stability and Contaminated Land	3,12	Number of land stability incidents	Zero	Local Authority	Mid Sussex District Council monitoring
		Number of contaminated land incidents	Zero	Local Authority	Mid Sussex District Council monitoring
<b>DPC1:</b> Protection and Enhancement of Countryside	3,11,15	Percentage of new and converted dwellings on previously developed (brownfield) land	Maximise	Developers, local authority	Mid Sussex District Council monitoring
		Amount of best and most versatile agricultural land lost	Minimise	Developers, local authority	Mid Sussex District Council monitoring
<b>DPC2:</b> Preventing Coalescence	2	Number of planning permissions granted in Local Gaps, where these have been defined in neighbourhood plans	Minimise	Local Authority	Mid Sussex District Council monitoring
<b>DPC3:</b> New Homes in the Countryside	3, 10, 13	Number of applications for new dwellings in the countryside overturned on appeal	Zero	Local Authority	Mid Sussex District Council monitoring
<b>DPC4:</b> High Weald Area of Outstanding Natural Beauty	3,11	Number of applications approved contrary to advice from Natural England or the High Weald AONB Unit	Zero	Local Authority	Mid Sussex District Council monitoring
<b>DPC5:</b> Setting of the South Downs National Park	3,11	Number of applications refused as contrary to this policy but overturned on appeal	Zero	Public agencies, local authority	Mid Sussex District Council monitoring
<b>DPC6:</b> Ashdown Forest SPA and SAC	3	SANG capacity	Sufficient for anticipated development	Local Authority	Mid Sussex District Council monitoring
		SAMM projects implemented	In line with SAMM Strategy	SAMM Partnership	Mid Sussex District Council monitoring



Policy	District Plan Objective	Indicator	Target	Implementation	Source
<b>DPB1:</b> Character and Design	1, 2, 3, 4, 5, 12, 14	Number of planning applications refused as contrary to this policy but overturned at appeal	Zero	Public agencies, local authorities	Mid Sussex District Council monitoring
<b>DPB2:</b> Listed Buildings and Other Heritage Assets	2, 4, 11	Number of listed buildings within the district.	No deterioration	Local Authority	Mid Sussex District Council monitoring
<b>DPB3:</b> Conservation Areas	2, 4, 11	Number of Conservation Areas with appraisals and management proposals	Increase	Local Authority	Mid Sussex District Council monitoring
<b>DPT1:</b> Placemaking and Connectivity	5, 6, 8, 12, 14, 15	Number of sustainable transport schemes implemented	Maximise	Local authority	Mid Sussex District Council/ West Sussex County Council monitoring
		Number of applications refused on transport grounds	Annual number	Local authority	Mid Sussex District Council/ West Sussex County Council monitoring
		Number of agreed travel plans in operation	Maximise	Local authority	Mid Sussex District Council/ West Sussex County Council monitoring
<b>DPT2:</b> Rights of Way and Other Recreational Routes	5, 15	Number of applications resulting in a net increase in rights of way	Maximise	Local authority	Mid Sussex District Council/ West Sussex County Council monitoring
		Number of applications resulting in a net loss of rights of way	Minimise	Local authority	Mid Sussex District Council/ West Sussex County Council monitoring
<b>DPT3:</b> Active Travel	6	Increase in cycling as % of modal share	Maximise	Local authority	Mid Sussex District Council/ West Sussex County Council monitoring
		Number of schemes identified in the LCWIP supported by applications	Maximise	Local authority	Mid Sussex District Council/ West Sussex County Council monitoring

Policy	District Plan Objective	Indicator	Target	Implementation	Source
<b>DPT4:</b> Parking and Electric Vehicle Charging Infrastructure	6	Number of charging points installed	Maximise	Local Authority	Mid Sussex District Council/ West Sussex County Council monitoring
<b>DPT5:</b> Off-Airport Car Parking	6	No net increase in off-airport parking	Minimise	Local Authority	Mid Sussex District Council/ West Sussex County Council monitoring
<b>DPE1:</b> Sustainable Economic Development	1,2	Net increase / decrease in commercial E(g), B2: General Industrial and B8 Storage and Distribution	No net loss per annum	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
		Employment land available – by type (net)	Monitor	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
		Provision of new employment floorspace in neighbouring authorities	Monitor of cross-boundary implications	Local Authorities	Local Authorities
		Number of new businesses setting up in the District	Maximise		Office for National Statistics
		Unemployment	Minimise		Office for National Statistics
<b>DPE2:</b> Existing Employment Sites	1,2	Net increase / decrease in commercial E(g), B2: General Industrial and B8 Storage and Distribution floorspace	No net loss per annum	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
<b>DPE3:</b> Employment Allocations	1,2	Net increase / decrease in commercial E(g), B2: General Industrial and B8 Storage and Distribution floorspace	Net increase per annum	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey

<b>Policy</b>	<b>District Plan Objective</b>	<b>Indicator</b>	<b>Target</b>	<b>Implementation</b>	<b>Source</b>
<b>DPE4:</b> Town and Village Centres	9	Net increase / decrease in commercial Class E, B2: General Industrial and B8 Storage and Distribution floorspace	No net loss per annum	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
<b>DPE5:</b> Within Town and Village Centre Boundaries	9	Net increase / decrease in commercial Class E, B2: General Industrial and B8 Storage and Distribution floorspace	No net loss per annum	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
<b>DPE6:</b> Development within Primary Shopping Areas	9	Net increase / decrease in commercial Class E	No net loss per annum	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
		Net increase / decrease in non-town centre uses	Minimise	Developers, Local Authority	West Sussex County Council Commercial, Industrial and Leisure Land Availability Survey
<b>DPE7:</b> Smaller Village and Neighbourhood Centres	4	No net loss	Minimise	Local Authority	Mid Sussex District Council monitoring
<b>DPE8:</b> Sustainable Rural Development and the Rural Economy	4	Number of new commercial developments approved within the countryside	Increase	Developers, Local Authority	Mid Sussex District Council monitoring
<b>DPE9:</b> Sustainable Tourism and the Visitor Economy	7, 10, 11	New tourism accommodation or attractions	Number	Developers	Mid Sussex District Council monitoring
<b>DPH1:</b> Housing	12, 13	Housing completions in Mid Sussex	To meet identified needs	Developers, Local Authority, highway authority, public agencies, utility companies and service providers	Mid Sussex District Council/ West Sussex County Council annual monitoring

Policy	District Plan Objective	Indicator	Target	Implementation	Source
<b>DPH2:</b> Sustainable Development – Outside BUA	12, 13	Housing commitments by parish (outside of BUA)  Neighbourhood Plan monitoring  Housing commitments contiguous to the BUA	No development to be permitted outside built-up area boundaries unless the site is allocated.	Mid Sussex District Council, Town and Parish Councils	Mid Sussex District Council Monitoring
<b>DPH3:</b> Sustainable Development – Inside BUA	12, 13	Housing commitments on 'windfall' or 'unidentified' sites (inside BUA)	Maximise	Mid Sussex District Council	Mid Sussex District Council Monitoring
<b>DPH4:</b> General Principles for Housing Allocations	12, 13	The principles listed under DPH4 are monitored under their separate policy areas	-	-	-
<b>DPSC1:</b> Significant Site – Land to the West of Burgess Hill	1, 2, 5, 6, 12- 15	Number of dwellings completed	In accordance with DPSC1	Developers	Mid Sussex District Council monitoring
		Completion of infrastructure requirements (specifics to TBC)	In accordance with DPSC1	Developers	Mid Sussex District Council monitoring
<b>DPSC2:</b> Significant Site – Land to the South of Reeds Lane, Sayers Common	1, 2, 5, 6, 12- 15	Number of dwellings completed	In accordance with DPSC2	Developers	Mid Sussex District Council monitoring
		Completion of infrastructure requirements (specifics to TBC)	In accordance with DPSC2	Developers	Mid Sussex District Council monitoring
<b>DPSC3:</b> Significant Site – Land at Crabbet Park	1, 2, 5, 6, 12- 15	Number of dwellings completed	In accordance with DPSC3	Developers	Mid Sussex District Council monitoring
		Completion of infrastructure requirements (specifics to TBC)	In accordance with DPSC3	Developers	Mid Sussex District Council monitoring
<b>DPH5-DPH25:</b> Housing Site Allocations	12, 13	Number of dwellings completed	In accordance with relevant policy	Developers	Mid Sussex District Council monitoring
<b>DPH26:</b> Older Persons Accommodation	12, 13	Number of beds completed by type and tenure (Housing with Care, Housing with Support, Nursing Care. Market/ Affordable)	Increase	Developers	Mid Sussex District Council monitoring

Policy	District Plan Objective	Indicator	Target	Implementation	Source
<b>DPH27:</b> Land at Byanda, Hassocks	12, 13	Number of beds completed	In accordance with DPH27	Developers	Mid Sussex District Council monitoring
<b>DPH28:</b> Land at Hyde Lodge, Handcross	12, 13	Number of beds completed	In accordance with DPH28	Developers	Mid Sussex District Council monitoring
<b>DPH29:</b> Gypsies, Travellers and Travelling Showpeople	12, 13	Number of net permanent pitches completed	Maximise	Local authority	Mid Sussex District Council monitoring
		Number of unauthorised encampments	Minimise	Local authority	Mid Sussex District Council monitoring
<b>DPH30:</b> Self/ Custom Build	12, 13	Number of self-build or custom build dwellings completed	Maximise	Developers, local authority	Mid Sussex District Council monitoring
<b>DPH31:</b> Housing Mix	12, 13	Number of dwellings granted planning permission by size (no. of beds)	In accordance with DPH31	Developers, local authority	Mid Sussex District Council monitoring
		Provision of each accommodation by type of total (house/ flat) (%)	To reflect need	Developers, local authority	Mid Sussex District Council monitoring
<b>DPH32:</b> Affordable Housing	12, 13	Gross number of affordable homes completed (by tenure: Affordable/ Social Rent and Affordable Home Ownership)	Maximise	Developers, local authority, Highway Authority, public agencies, utility companies and service providers	Mid Sussex District Council monitoring
		Financial contributions towards affordable housing provision	Maximise in compliance with DPH32	Developers, local authority, Highway Authority, public agencies, utility companies and service providers	Mid Sussex District Council monitoring
<b>DPH33:</b> First Homes	12, 13	Number of first homes completed	Maximise	Developers, Registered Providers, Local Authority	Mid Sussex District Council monitoring
<b>DPH34:</b> Rural Exception Sites	12, 13	Number of affordable housing dwellings completed on rural exception sites	Maximise in compliance with DPH34	Developers, Registered Providers, Local Authority	Mid Sussex District Council monitoring
<b>DPH35:</b> Dwelling Space Standards	12, 13	Number of planning applications refused contrary to this policy but overturned on appeal	Zero	Developers, local authority	Mid Sussex District Council monitoring

Policy	District Plan Objective	Indicator	Target	Implementation	Source
<b>DPH36:</b> Accessibility	12, 13, 14	Number of planning applications refused contrary to this policy but overturned on appeal	Zero	Developers, local authority	Mid Sussex District Council monitoring
		Number of wheelchair-user dwellings completed (Category 2 and 3)	Maximise		
<b>DPI1:</b> Securing Infrastructure	6	Infrastructure provided through development	Infrastructure provided	Developers, local authority	Mid Sussex District Council monitoring
<b>DPI2:</b> Planning Obligations	6	Section 106 planning obligations monitoring	Amount secured, received and spent	Local authority	Mid Sussex District Council monitoring
<b>DPI3:</b> Major Infrastructure Projects	6	Number of EIA planning applications received	Infrastructure provided	Developers, local authority	Mid Sussex District Council monitoring
		Number of applications the Council is consulted on	Monitor	Developers, local authority	Mid Sussex District Council monitoring
<b>DPI4:</b> Communications Infrastructure	6, 7, 8	Amount of digital infrastructure installed	Maximise	Public agencies, local authority	Mid Sussex District Council monitoring
<b>DPI5:</b> Open Space, Sport and Recreational Facilities	6, 15	Amount of open space, leisure, sport and recreational facilities provided	In line with requirements	Developers, local authority	Mid Sussex District Council monitoring
		Amount of open space, leisure, sport and recreational facilities lost	Minimise	Developers, local authority	Mid Sussex District Council monitoring
<b>DPI6:</b> Community and Cultural Facilities and Local Services	6, 12, 15	Amount of community and cultural facilities and local services provided	In line with requirements	Developers, local authority	Mid Sussex District Council monitoring
		Amount of community and cultural facilities and local services lost	Minimise	Developers, local authority	Mid Sussex District Council monitoring
<b>DPI7:</b> Viability	6, 12, 13	Number of applications accompanied by viability assessments challenging required contributions	In line with requirements	Developers, local authority	Mid Sussex District Council monitoring

# Chapter 18

Saved Policies

# 18. Saved Policies

On adoption of the District Plan most of the policies in the Mid Sussex District Plan (2018) will be replaced by this District Plan. In addition, three policies from the Site Allocations DPD (2022) will also be replaced by polices in this District Plan.

There are also allocations from the Mid Sussex Local Plan (2004) and Small Scale Housing Allocations DPD (2008) which have not been implemented and will continue to be saved policies on adoption of this District plan.

The tables below set out which policies will be replaced and which polices continue to form part of the development plan.

## Site Allocations Development Plan Document (2022) Policies that will be replaced on adoption of the District Plan 2021 - 2039

Site Allocation DPD Policy	Reason/ Replacement policy
<b>SA GEN</b>	Replaced by Annex1 and District Plan 2039 when read as a whole.
<b>SA1</b> Sustainable Economic Development	Individual site allocations remain saved
<b>SA10</b> Housing	Replaced by DPH1
<b>SA11</b> Housing allocations	Individual site allocations remain saved
<b>SA38</b> Air Quality	Replaced by DPN9: Air Quality
<b>SA34</b> Existing Employment Sites	Replaced by DPE2: Existing Employment Sites

## District Plan (2018) Policies that will be replaced on adoption of the District Plan 2021 - 2039

District Plan Policy	Reason/ Replacement policy
<b>DP1</b> Sustainable Economic Development	DPE1
<b>DP2</b> Town and Village Centre Development	DPE4
<b>DP3</b> Within Town and Village Centre Boundaries	DPE5 DPE6
<b>DP4</b> Housing	DPH1
<b>DP5</b> Planning to Meet Future Housing Need	not replaced
<b>DP6</b> Settlement Hierarchy	DPH2 DPH3
<b>DP12</b> Protection and Enhancement of the Countryside	DPC1
<b>DP13</b> Preventing Coalescence	DPC2



<b>DP14</b> Sustainable Rural Development and the Rural Economy	DPE7
<b>DP15</b> New Homes in the Countryside	DPC3
<b>DP16</b> High Weald Area of Outstanding Natural Beauty	DPC4
<b>DP17</b> Ashdown Forest SPA and SAC	DPC6
<b>DP18</b> Setting of the South Downs National Park	DPC5
<b>DP19</b> Sustainable Tourism and the Visitor Economy	DPE8
<b>DP20</b> Securing Infrastructure	DPI1
<b>DP21</b> Transport	DPT1
<b>DP22</b> Rights of Way	DPT2
<b>DP23</b> Communications Infrastructure	DPI4
<b>DP24</b> Leisure and Cultural Facilities	DPI5
<b>DP25</b> Community and Local Services	DPI6
<b>DP26</b> Character and Design	DPB1
<b>DP27</b> Space Standards	DPH35
<b>DP28</b> Accessibility	DPH36
<b>DP29</b> Noise, Air and Light pollution	DPN6 DPN7 DPN8
<b>DP30</b> Housing Mix	DPH31
<b>DP31</b> Affordable Housing	DPH32
<b>DP32</b> Rural Exception Sites	DPH34
<b>DP33</b> Gypsies, Travellers and Travelling Showpeople	DPH29
<b>DP34</b> Listed Buildings and Other Heritage Assets	DPB2
<b>DP35</b> Conservation Areas	DPB3
<b>DP36</b> Historic Parks and Gardens	DPN5
<b>DP37</b> Trees, Woodland and Hedgerows	DPN4
<b>DP38</b> Biodiversity	DPN1
<b>DP39</b> Sustainable Design and Construction	DPS2

<b>DP40</b> Renewable Energy Schemes	DPS3
<b>DP41</b> Flood Risk and Drainage	DPS4
<b>DP42</b> Water Infrastructure and the Water Environment	DPS5

**Local Plan (2004) Policies that will no longer be saved on adoption of the District Plan 2021 - 2039**

<b>Saved Local Plan Policy</b>	<b>Reason</b>
<b>Burgess Hill</b>	
BH1 Open Air Market, Cyprus Road	Burgess Hill Neighbourhood Plan polices, allow for residential development on site. No evidence of deliverability since site allocated in 2004.
BH2 The Oaks Centre, Junction Road	No evidence of deliverability since site allocated in 2004. Site in built up area and could come forward as windfall development subject to other policies in the Development Plan.
BH3 Station Yard and Car Park Burgess Hill	Replaced by District Plan Policy DPH7
<b>East Grinstead</b>	
EG2 The Portlands	Policy superseded by East Grinstead Neighbourhood Plan Policy EG4a.
EG5 East Grinstead Lawn Tennis Club	Land owner confirmed site not available for development.
<b>Haywards Heath</b>	
HH11 Land north of Rookery Farm	Policy superseded by Haywards Heath Neighbourhood Plan Policy H2. Site under construction.

<b>Pease Pottage</b>	
PP1 Hemsley nursery – residential (implemented) and public open space (not implemented)	Public Open Space now implemented
<b>Turners Hill</b>	
TH1 Land at Clock Field	Development complete
<b>Rural Areas</b>	
RA2 Rowfant Business Centre	The objectives of this policy are duplicated in other District Plan policies including DPT1 Transport. Site specific policy no longer required. Policy brought forward into Turners Hill Neighbourhood Plan.

**Small Scale Housing Site Allocations DPD (2008) will no longer be saved on adoption of the District Plan 2021 - 2039**

<b>Small Scale Housing Site Allocations DPD Policy</b>	<b>Reason</b>
SSH/1 Dunnings Mill Squash Club, East Grinstead	Implemented
SSH/2 Land at Junction of Windmill Lane and London Road, East Grinstead	Not implemented but no evidence that site is deliverable
SSH/3 Sandrocks Rocky Lane Haywards Heath	Implemented
SSH/4 Covers Timber Yard, Fairfield Way Burgess Hill	Implemented
SSH/5 Gas Holder Site Leyland Road Burgess Hill	Implemented
SSH/7 land south of the old Convent Moat Road East Grinstead	Implemented

SSH/8 L/A Moatfield Surgery St Michael's Road East Grinstead	Implemented
SSH/9 Land south of Grange Road Crawley Down	Implemented
SSH/10 land north west of Chatfield Road Cuckfield	Implemented
SSH/11 land at Gravelly lane/ Lyoth Lane Lindfield	Implemented
SSH/12 Land rear of Newton Road Lindfield	Implemented
SSH/13 Folders Meadow Burgess Hill	Implemented
SSH/14 Keymer Tiles Works Nye Road Burgess Hill	Implemented
SSH/15 Land north of Maltings Park Burgess Hill	Implemented
SSH/16 land adjacent to Manor Road Burgess Hill	Implemented
SSH/17 Land west of Mackie Avenue Hassocks	Implemented
SSH/18 land adjoining Ashplatts House Holtye Road East Grinstead	Implemented

**District Plan Policies that will be saved on adoption of the District Plan 2021 - 2039**

<b>Saved District Plan Policy</b>	<b>Policy type</b>	<b>Reason</b>
DP7: General Principles for Strategic Development at Burgess Hill	Strategic allocation	Policy yet to be fully implemented
DP8: Strategic Allocation to the east of Burgess Hill Kingsway	Strategic allocation	Policy yet to be fully implemented

DP9: Strategic Allocation to the north and north-west of Burgess Hill	Strategic allocation	Policy yet to be fully implemented
DP10: Strategic Allocation to the east of Pease Pottage	Strategic allocation	Policy yet to be fully implemented
DP11: Strategic Allocation to the north of Clayton Mills	Strategic allocation	Policy yet to be fully implemented

**Site Allocations Development Plan Document (2022) Policies that will be saved on adoption of the District Plan 2021 - 2039**

Site Allocation DPD Policy	Policy type	Reason
SA2 Burnside Centre, Victoria Road	Employment Allocation	Not implemented
SA3 Site of Former KDG, Victoria Road	Employment Allocation	Not implemented
SA4 Land north of the A264 at Junction 10 of M23	Employment Allocation	Not implemented
SA5 Land at Bolney Grange Business Park	Employment Allocation	Not implemented
SA6 Marylands Nursery, Cowfold Road	Employment Allocation	Not implemented
SA7 Cedars, Brighton Road	Employment Allocation	Not implemented
SA8 Pease Pottage Nurseries, Brighton Road	Employment Allocation	Not implemented
SA9 Science and Technology Park	Employment Allocation	Not implemented
SA12 Land south of 96 Folders Lane	Housing Allocation	Not implemented

SA13 land south of Folders lane and east of Keymer road	Housing Allocation	Not implemented
SA14 land south of Selby Close	Housing Allocation	Not implemented
SA15 land south of Southway	Housing Allocation	Not implemented
SA16 St Wilfrid's School	Housing Allocation	Not implemented
SA17 Woodfield House	Housing Allocation	Not implemented
SA18 Former East Grinstead Police Station	Housing Allocation	Not implemented
SA19 Land south Crawley Down Road	Housing Allocation	Not implemented
SA20 land south and west of Imberhorne School	Housing Allocation	Not implemented
SA21 land at Rogers Farm	Housing Allocation	Not implemented
SA22 land north of Burleigh Lane	Housing Allocation	Not implemented
SA23 land at Hanlye lane	Housing Allocation	Not implemented
SA24 land north of Shepherds Walk	Housing Allocation	Not implemented
SA25 land west of Selsfield Road	Housing Allocation	Not implemented
SA26 land south of Hammerwood Road	Housing Allocation	Not implemented
SA27 land at St Martin close (West)	Housing Allocation	Not implemented
SA28 land south of The Old Police House	Housing Allocation	Not implemented
SA29 land south of St Stephens Church	Housing Allocation	Not implemented

SA30 land north of lyndon Reeds lane	Housing Allocation	Not implemented
SA31 Land to rear of Firlands Church Road	Housing Allocation	Not implemented
SA32 Withypitts Selsfield Road	Housing Allocation	Not implemented
SA33 Ansty Cross Garage	Housing Allocation	Not implemented
SA35 Safeguarding land for Strategic Highway improvements	Safeguarding	Not implemented
SA36 Wivelsfield Station	Safeguarding	Not implemented
SA37 Burgess Hill/ Haywards Heath cycle network	Safeguarding	Not implemented

**Small Scale Housing Allocation DPD Policies that will be saved on adoption of the District Plan 2021 - 2039**

<b>Saved Small Scale Housing DPD Policy</b>	<b>Policy type</b>	<b>Reason</b>
SSH/6 Station Goods Yard, Keymer Road, Hassocks	Housing allocation	Not implemented

**Local Plan (2004) Policies that will continue to be saved on adoption of the District Plan 2021 - 2039**

<b>Saved Local Plan Policy</b>	<b>Policy type</b>	<b>Reason</b>
East Grinstead		
EG8 Stonequarry Woods	Housing	Planning Application pending consideration September 2022. Shows intention of land owner to bring site forward for housing development.

# Chapter 19

Glossary

# 19. Glossary

## Abbreviations

**AONB** Area of Outstanding Natural Beauty  
**AQMA** Air Quality Management Areas  
**BOA** Biodiversity Opportunity Area  
**BREEM** Building Research Establishment Environment Assessment Method  
**CIL** Community Infrastructure Levy  
**DCO** Development Consent Order  
**DPD** Development Plan Document  
**HDT** Housing Delivery Test  
**HIA** Health Impact Assessment  
**HRA** Habitats Regulations Assessment  
**IDP** Infrastructure Delivery Plan  
**LDD** Local Development Document  
**LDF** Local Development Framework  
**LCWIP** Local Cycling and Walking Infrastructure Plan  
**LDS** Local Development Scheme  
**LEP** Local Economic Partnership  
**LNR** Local Nature Reserve  
**LPA** Local Planning Authority  
**LSP** Local Strategic Partnership  
**MR** Monitoring Report  
**NPPF** National Planning Policy Framework  
**NPPG** National Planning Practice Guidance  
**NPs** National Policy Statement  
**NSIP** Nationally Significant Infrastructure Projects  
**OAN** Objectively Assessed Need  
**PDL** Previously Developed Land  
**PPG** Planning Practice Guidance  
**RIGS** Regionally Important Geological and Geomorphological Sites  
**SA** Sustainability Appraisal  
**SAC** Special Area of Conservation  
**SANG** Suitable Alternative Natural Greenspace

**SAMM** Strategic Access Management and Monitoring  
**SCI** Statement of Community Involvement  
**SEA** Strategic Environmental Assessment  
**SFRA** Strategic Flood Risk Assessment  
**SHMA** Strategic Housing Market Assessment  
**SNCI** Site of Nature Conservation Importance  
**SPA** Special Protection Area  
**SPD** Supplementary Planning Document  
**SSSI** Sites of Special Scientific Interest  
**SuDS** Sustainable Drainage Systems

**Affordable Housing:** housing for sale or rent, for those whose needs are not normally met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

**a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent.

**b) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and household prices.

Provisions should be in place to ensure housing remains at a discount for future eligible households.

**c) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

**Ancient Woodland** – Areas that have had continuous woodland cover since 1600, non-statutory designations.

**Aged or veteran tree** – A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape or culturally.

**Appropriate planning document** – This could be a Development Plan Document, a Supplementary Planning Document, or technical note depending upon the role and objective of the document.

**Area of Outstanding Natural Beauty (High Weald AONB)** – Areas designated to conserve and enhance natural beauty, wildlife and cultural heritage; and to meet the need for quiet enjoyment of the countryside and have regard for the interests of those who live and work within them.

**Biodiversity Net Gain** – An approach to development that leaves development in a better state than before.

**Biodiversity Opportunity Area** – Areas that identify where the greatest opportunities for habitat creation and restoration lie at a landscape scale; they enable the efficient focusing of resources to where they will have the greatest positive conservation impact, representing a more efficient way of delivering action on the

ground.

**Burgess Hill Town-Wide Strategy** – This strategy, prepared by Burgess Hill Town Council, sets out the general principles, visions and objectives for Burgess Hill over the plan period and provides a foundation on which policies addressing strategic development at Burgess Hill are based.

**Carbon capture** – A process to store carbon dioxide. Nature-based solutions to carbon capture can include restoration of ecosystems and tree planting to increase natural carbon storage. Nature-based solutions can also have benefits for biodiversity and nature recovery.

**Carbon sequestration** – The process of capturing and storing atmospheric carbon dioxide to reduce the amount of carbon dioxide in the atmosphere in response to climate change. Examples of carbon sequestration include storing carbon in trees through afforestation.

**Carbon sink** – An ecosystem that absorbs more carbon from the atmosphere than it releases, for example, plants, trees, soil and the ocean.

**Circular Economy** – The circular economy is a [model of production and consumption](#), which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible. In this way, the life cycle of products is extended and the production of waste is minimised.

**Climate Change** – Climate change is a large-scale, long-term shift in the planet's weather patterns or average temperatures (MET Office)

**Commitments** – Sites already in the planning process which have planning permission for residential development or are allocated in a Development Plan Document.

**Community Facilities and Local Services** – Public locations that

services, public information, and space for group activities. Includes local shops, places of worship, public houses, education facilities, health and care facilities, libraries, emergency services, and community centres.

**Community Infrastructure Levy** – A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Comparison shopping** – The provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

**Contiguous** – sharing a common border, touching

**Convenience Retailing** Relates to the purchase of everyday essential items, including confectionary, food and drink, of goods in classification of individual consumption according to purpose (COCIP) categories such as: food and non-alcoholic beverages, tobacco, alcoholic beverages (off-trade), newspapers and periodicals, non-durable household goods.

**Development Plan** – As set out in section 38(6) of the Planning and Compulsory Purchase Act, an area's development plan consists of the Development Plan Documents contained within the Local Development Framework.

**Development Plan Documents (DPDs)** – These documents include the District Plan and the Small Scale Housing Allocation Development Plan Document.

**District Plan** – This document is the principal Development Plan Document, setting out the long-term strategic vision for the District, as well as objectives for the area and strategic policies.

**Ecosystem services** – The benefits and services provided to people and wider society by the natural environment. Ecosystem services are categorised into four types, however, there is significant interaction between them: Provisioning Services, Regulating Services, Supporting Services and Cultural Services.

**Economic Viability** – The financial feasibility of development.

**Evidence base** – The evidence that any development plan document, in particular the District Plan, is based on. It is made up of the views of stakeholders and background facts about the area.

**Geodiversity** – The range of rocks, minerals, fossils, soils and landforms.

**Green Infrastructure** – A network of multi-functional green and blue spaces and other natural features, urban and rural which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

**Gypsies and Travellers** – Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

**Habitats Regulations Assessment** – An assessment of the potential effects of planning policies on European nature conservation sites.

**Habitats Site** – Any site which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of these regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Sites of Community Importance, Special Protection Areas and any relevant Marine Sites.

**High Quality Business Park** – a location which provides an appropriate mix of high quality well designed B1(b), B1(c), B2 and B8 premises set within a high quality public realm. The premises should offer a range and appropriate mix of sizes in order to accommodate different business requirements and to meet local employment needs.



**Housing Delivery Test** – Measures net homes delivered

**Infrastructure** – Includes roads and other transport facilities; flood defences; schools and other educational facilities; medical facilities; sporting and recreational facilities; and open spaces. Examples of key infrastructure categories, and the elements within each group are provided as follows.

Infrastructure Category	Elements Relevant to Mid Sussex
Transport	<ul style="list-style-type: none"> <li>Road networks</li> <li>Rail networks</li> <li>Bus services</li> <li>Cycling, walking and equestrian routes</li> <li>Other public rights of way (PROW)</li> <li>Parking facilities</li> </ul>
Education	<ul style="list-style-type: none"> <li>Pre-school and nursery schools</li> <li>Primary and secondary education</li> <li>Further and higher education</li> <li>Special educational needs</li> <li>Adult education</li> </ul>
Health	<ul style="list-style-type: none"> <li>GPs, health centres and other community care facilities such as day-care centres</li> <li>Clinical Commissioning Groups</li> <li>Mental health hospitals and other support</li> <li>Acute and general hospitals</li> <li>Dental practices</li> <li>Social care</li> </ul>
Social Infrastructure	<ul style="list-style-type: none"> <li>Specialist accommodation and care falling within Use Class C2</li> <li>Social and community facilities, including buildings</li> <li>Cultural facilities such as arts centres and museums</li> <li>Sports centres and other recreation facilities</li> <li>Sports pitches</li> <li>Play space</li> </ul>

Green Infrastructure	<ul style="list-style-type: none"> <li>Flood defences and flood management schemes</li> <li>Sustainable Drainage Systems (SuDS)</li> <li>Open spaces and parks</li> <li>Allotments</li> <li>Biodiversity and nature conservation</li> </ul>
Green Infrastructure – Habitats Regulations mitigation	<ul style="list-style-type: none"> <li>Interventions necessary to mitigate the effects of development on nature conservation sites</li> <li>Suitable Alternative Natural Greenspace (SANG)</li> <li>Strategic Access Management and Monitoring (SAMM)</li> </ul>
Blue Infrastructure	<ul style="list-style-type: none"> <li>Water network (that supports native species, maintains natural ecological processes prevents flooding, sustains air and water resources and contributes to the health and quality of life of local communities)</li> </ul>
Public and Community Services	<ul style="list-style-type: none"> <li>Emergency services (ambulance, fire and rescue, police)</li> <li>Community safety schemes</li> <li>Libraries</li> <li>Places of worship</li> <li>Cemeteries</li> <li>Waste management and disposal, including recycling facilities</li> </ul>

**Infrastructure Delivery Plan** – Identifies infrastructure needed to support new homes and businesses over the Plan period.

**Leisure and Cultural Facilities** – This term refers to a broad range of facilities that are available to and enjoyed by the general public for arts, culture, sport and physical activity services including play spaces, open space, sports facilities, cinemas, museums, galleries, heritage and performance spaces.

**Listed Building** – A building of ‘special architecture or historic interest’ included on a statutory list compiled by the Secretary of State for Digital, Culture, Media and Sport.

**Local Community** – A generic term, which includes all individuals (including the general public) and organisations external to the

District Council. It includes the statutory and other consultees.

**Local Development Document** – The collective term for documents that form part of the Local Development Framework. These documents can either be a Development Plan Document, a Supplementary Planning Document or the Statement of Community Involvement.

**Local Development Framework** – Introduced by the Planning and Compulsory Purchase Act 2004 as the replacement for Local Plans. It is the term used to describe the whole portfolio of planning policy documents (Local Development Documents) setting out the planning strategy and policies for the area. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

**Local Development Scheme** – This document sets out the timetable for the preparation of the Local Development Documents. It identifies which Development Plan Documents and Supplementary Planning Documents are to be produced and when.

**Local Enterprise Partnership (LEP)** - A body, which was designated by the Secretary of State for Communities and Local Government and was established for the purpose of creating or improving the conditions for economic growth in an area.

**Local Nature Reserve (LNR)** – Designated by the local authority and managed for either nature conservation or to provide recreational opportunities to communities.

**Local Distinctiveness** – Local distinctiveness is the physical, environmental, economic or social factors that characterise an area (and most likely a combination of all four), as well as how an area interacts with others.

**Localism Act 2011** – The Localism Act contains a new power of competence for local government, new Neighbourhood Plans and development orders, and a new duty to co-operate to replace Regional Strategies. It was given Royal Assent of 15th November

2011.

**Mineral Consultation Area** – A geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development.

**Mobility hub** – a recognisable place with an offer of different and connected transport modes supplemented with enhanced facilities and information features to both attract and benefit the traveller such as 'real time' passenger information, delivery lockers and e-bike/micro-mobility hire.

**Monitoring Report** – Part of the local development framework, the annual monitoring report assesses the implementation of the local development scheme and the extent to which policies in local development documents are being successfully implemented.

**National Park** (South Downs National Park) – Areas designated to conserve and enhance the natural beauty, wildlife and cultural heritage; and to promote opportunities for the understanding and enjoyment of the special qualities of the park.

**Multi-functional** – Where greenspace or rooms are able to perform a range of functions, affording greater social, environmental and economic benefits.

**National Planning Policy Framework 2021 (NPPF)** – Sets out the Government's planning policies for England, and provides a framework within which local people and their accountable councils can produce their own distinctive local and Neighbourhood Plans, which reflects the needs and priorities of their communities.

**National Planning Practice Guidance 2014 (NPPG)** – A web-based resource containing categorised planning guidance to accompany national planning policy.

## National Space Standards –

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

\* Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.

**Nature Improvement Areas** – Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.

**NPs National Policy Statement** – sets out government policy and provides the legal framework for planning decisions.

**NSIP Nationally Significant Infrastructure Projects** – large scale projects falling into five categories (Energy, transport, water, waste water and waste)

**Neighbourhood Centre/Local Centre** - provided alongside housing development to meet the day to day needs of the local community. Uses include retail, education, health, employment, leisure, recreation and community uses sufficient to meet the day to day needs of the local community. The retail provision should be no more than 2,500m<sup>2</sup> within a single unit subject to it being demonstrated that there would not be a significant adverse impact on Burgess Hill or Haywards Heath Town Centres.

**Neighbourhood Plans** – Neighbourhood plans are a new way for communities to decide the future of the places where they live and work. The Government introduced the right to prepare Neighbourhood Plans through the Localism Act.

**Objectively Assessed Need** – The total amount of housing that would be needed to meet, as a minimum, expected levels of growth in population over the plan period. This level of growth expected should take into account demographics (i.e. birth/death rates and migration) and other signals that could influence future trends in demographics.

**Policies Map** – The adopted Policies Map illustrates all of the policies and proposals in the Development Plan Document and any saved policies that are included in the Local Development Framework.

**Previously Developed Land (also known as brownfield land)** - Land which is or was occupied by a permanent structure, including the curtilage of developed land (although it should not be assumed that the whole curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Priority habitats and species** – Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Recreational Routes** – These are routes usually created by local authorities, government agencies or volunteer organisations. The routes are usually waymarked and mainly follow existing rights of way. Recreational routes are an important leisure resource alongside the network of existing public rights of way.

**Regionally Important Geological and Geomorphological Sites (RIGS)** – Also referred to as Local Geological Sites, these are locally designated sites important for geology and geomorphology (i.e. the Earth's landforms and the processes which shape them). Although not having formal statutory protection, RIGS are often also designated as SSSIs.

**Rural exception sites** – Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

**Science Park** – A business support environment that encourages and supports the start-up, incubation and development of innovation-led, high-growth, knowledge-based businesses. Initiatives called by other names such as Research Park, Innovation Centre, Technology Park, Technopole or technology-based Incubator – where they aspire to meet the essential criteria set out above – are also included within the definition.

**Section 106 Agreement** – A binding agreement between the Council and a developer on the occasion of granting a planning permission, regarding matters linked to the proposed development. Used to secure matters necessary to render planning applications acceptable by offsetting the costs of the external effects of development e.g. on local schools, which could not be secured through the imposition of planning conditions.

**Section 278 Agreement** – A binding agreement between the County Council and a developer used to secure necessary highway improvements to make development acceptable in planning terms.

**Sites of Nature Conservation Importance (SNCI)** – Locally important sites of nature conservation adopted by local authorities for planning purposes and identified in the local development plan.

**Sites of Special Scientific Interest (SSSI)** – Areas identified by Natural England as being of special interest for their flora, fauna, or geological or physiographical features.

**Strategic Allocations and/or Strategic Development** – These are allocations for specific or mixed uses of development contained in Development Plan Documents. The policies in the document will identify any specific requirements for individual allocations.

**Strategic Site** – A site that delivers 500 dwellings or more that is likely to contribute to a wider than local need and trigger the need for additional services. A strategic site would often provide on-site infrastructure such as a school, community facility, shop or employment land.

**Special Area of Conservation (SAC)** – Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

**Special Protection Area (SPA)** – Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

**Suitable Alternative Natural Greenspace (SANG)** – Green space that is of a quality and type suitable to be used as mitigation for the potential impact of development near the Ashdown Forest Special Protection Area.

**Sustainable Community Strategy** – Community strategies

promote the economic, social and environmental well-being of their areas and contribute to the achievement of sustainable development. A copy of the Mid Sussex Sustainable Community Strategy can be viewed on the Mid Sussex District Council website at: [www.midsussex.gov.uk](http://www.midsussex.gov.uk) , from the Community Service link.

**Stakeholders** – Stakeholders include any person or organisation, local or national, who have a legitimate interest in what happens in our area.

**Strategic Access Management and Monitoring (SAMM)**

– A strategy setting out the measures that provide part of the mitigation for new residential development within 7km of the Ashdown Forest SPA. These measures focus on protecting the SPA from new recreational pressures through managing access (visitor) behaviour and monitoring both birds and visitors.

**Strategic Flood Risk Assessment (SFRA)** – An assessment by the District Council to inform the Local Development Framework of fluvial, surface water, groundwater, infrastructure and reservoir flood risks.

**Supplementary Planning Documents** – These documents provide supplementary information to the policies in the Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

**Sustainability** – The creation or maintenance of conditions that fulfil current and future economic, environmental and social requirements.

**Sustainability Appraisal** – Sustainability Appraisal is a tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, economic and environmental factors). It is required under the Planning and Compulsory Purchase Act to be carried out on all Development Plan Documents and Supplementary Planning Documents.

**Sustainable Development** – Development that meets the

needs of the present without compromising the ability of future generations to meet their own needs. The National Planning Policy Framework places a requirement on local planning authorities to positively seek opportunities to meet the development needs of their area and guide development to sustainable solutions.

**Sustainable Drainage Systems (SuDS)** – These are drainage systems designed to manage surface water and groundwater to sustainably reduce the potential impact of new and existing developments.

**Sustainable Transport Modes** – Including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport.

**Travelling Showpeople** – Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.

# Appendix 1: District Plan Policies – Review Status

## Review Status

- No Update Required: Policy as written in the District Plan does not require any amendment – remains 'in date' with full weight.
- Minor Update: Policy as written in the District Plan is still in date however factual corrections, updates (e.g. cross-references or references to changes in policy/SPDs/guidance) or points of clarification are required. Does not change the overall meaning or requirements of the existing policy.
- Major Update: Existing policy requires a full review as a result of changing targets, strategy, updated evidence base or national policy.

Policy	Review Status	Reason
<b>DP1:</b> Sustainable Economic Development	Major Update	<ul style="list-style-type: none"> <li>• Update Employment Need figures and economic forecasting, further allocations if required</li> <li>• To reflect the additional requirements set out in the revised NPPF (July 2021)</li> </ul>
<b>DP2:</b> Town Centre Development	Major Update	<ul style="list-style-type: none"> <li>• To update Shopping Frontage and any re-definition of town centre boundaries</li> <li>• To reflect evidence base updates, particularly retail needs</li> <li>• To reflect amendments set out in the revised NPPF (July 2021)</li> <li>• To reflect Covid-19 impacts and potential options to facilitate recovery</li> </ul>
<b>DP3:</b> Village and Neighbourhood Centre Development	Major Update	<ul style="list-style-type: none"> <li>• To reflect any amendments to be made to the Retail settlement hierarchy</li> <li>• To review change of use restrictions given Covid-19 impacts and to facilitate recovery</li> <li>• To review whether neighbourhood centres should be a requirement for new developments over a certain threshold</li> </ul>
<b>DP4:</b> Housing	Major Update	<ul style="list-style-type: none"> <li>• To account for revised Housing Requirement in light of Standard Method and unmet need</li> <li>• To establish the latest position in terms of current supply (completions/commitments)</li> <li>• To set out a strategy/sites to meet the housing need</li> </ul>
<b>DP5:</b> Planning to Meet Future Housing Need	N/A	<ul style="list-style-type: none"> <li>• The objectives of this policy are to be addressed through the preparation of the District Plan Review and set out as part of the Plan Strategy</li> </ul>

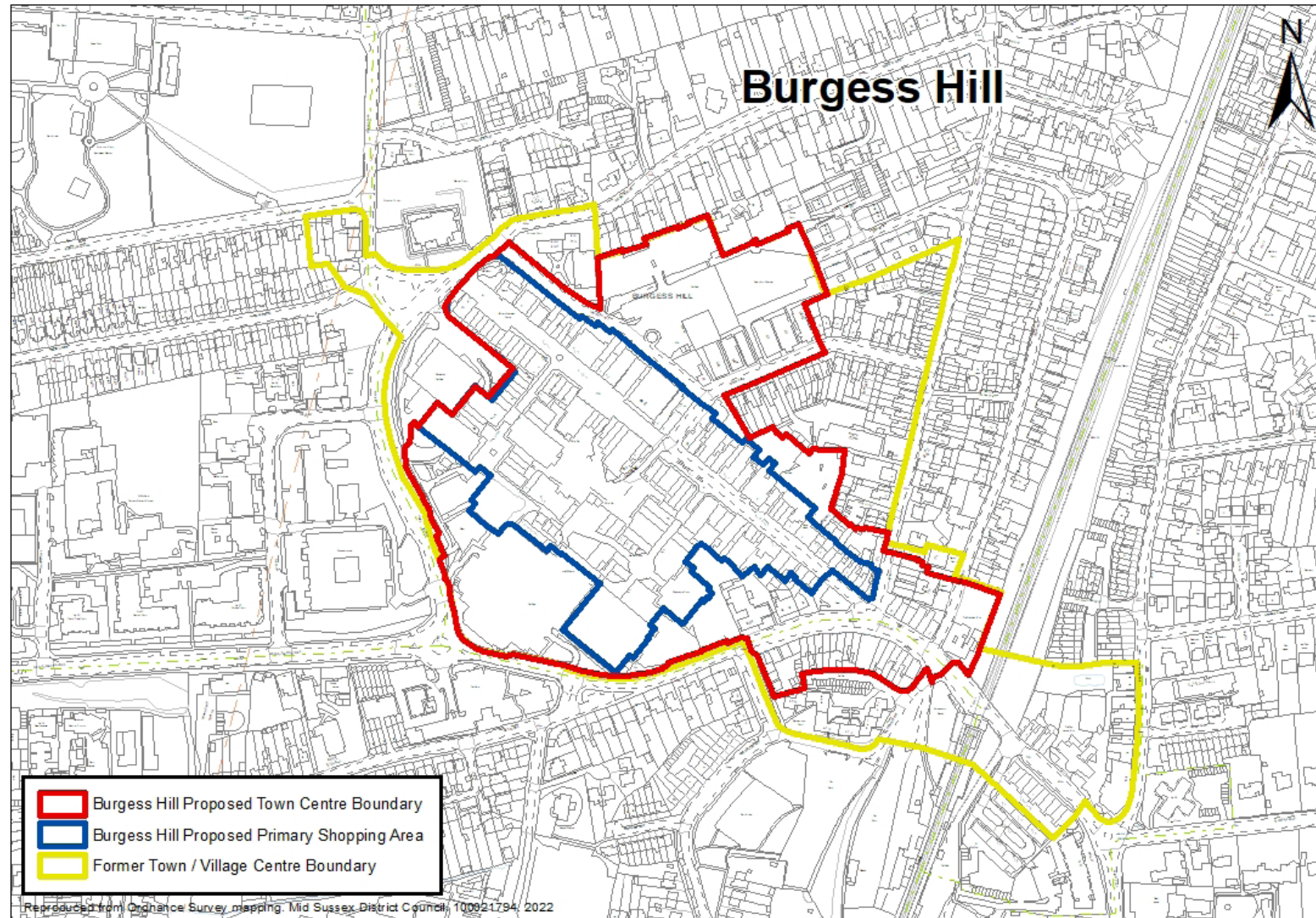
<b>DP6:</b> Settlement Hierarchy	Major Update	<ul style="list-style-type: none"> <li>To review appropriateness of the 'contiguous' policy and to clarify the wording in relation to built-up areas</li> <li>To review the Settlement Hierarchy and approach to distributing need in accordance with a potentially revised strategy</li> </ul>
<b>DP7 – DP11:</b> Site Allocations	N/A	To be saved (i.e. will remain as 'Commitments' until development complete)
<b>DP12:</b> Protection and Enhancement of Countryside	Minor Update	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> <li>Minor updates to references / for clarity</li> </ul>
<b>DP13:</b> Preventing Coalescence	No Update Required	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> </ul>
<b>DP14:</b> Sustainable Rural Development and the Rural Economy	Minor Update	<ul style="list-style-type: none"> <li>To reflect the additional requirements set out in the revised NPPF (July 2021)</li> <li>To reflect Covid-19 impacts and facilitate recovery</li> </ul>
<b>DP15:</b> New Homes in the Countryside	Minor Update	<ul style="list-style-type: none"> <li>To reflect the additional requirements set out in the revised NPPF (July 2021)</li> <li>Minor updates to references / for clarity</li> </ul>
<b>DP16:</b> High Weald Area of Outstanding Natural Beauty	Minor Update	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> <li>Minor updates to references / for clarity</li> </ul>
<b>DP17:</b> Ashdown Forest SPA and SAC	Minor Update	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy currently.</li> <li>Review may be required should the SANG/SAMM strategy require amendment – monitor.</li> </ul>
<b>DP18:</b> Setting of the South Downs National Park	No Update Required	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> </ul>
<b>DP19:</b> Sustainable Tourism	Minor Update	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> <li>Minor updates to references / for clarity</li> </ul>
<b>DP20:</b> Securing Infrastructure	Major Update	<ul style="list-style-type: none"> <li>To remove reference to pooling restrictions</li> <li>Update will be required should national policy or legislation introduce additional mechanisms for collecting developer contributions (e.g. National Infrastructure Levy)</li> </ul>
<b>DP21:</b> Transport	Major Update	<ul style="list-style-type: none"> <li>To reflect updated West Sussex Transport Plan</li> <li>To reflect the additional requirements set out in the revised NPPF (July 2021)</li> <li>To assess potential for additional parking/EV standards</li> </ul>

<b>DP22:</b> Rights of Way and Other Recreational Routes	No Update Required	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> </ul>
<b>DP23:</b> Communication Infrastructure	Minor Update	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> <li>Minor updates to references / for clarity</li> </ul>
<b>DP24:</b> Leisure and Cultural Facilities and Activities	Minor Update	<ul style="list-style-type: none"> <li>Review the need to update this policy in light of emerging evidence e.g. Leisure studies</li> </ul>
<b>DP25:</b> Community Facilities and Local Services	Minor Update	<ul style="list-style-type: none"> <li>Review the need to update this policy in light of emerging evidence e.g. Leisure studies</li> </ul>
<b>DP26:</b> Character and Design	Minor Update	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> <li>Add reference to Design Guide</li> </ul>
<b>DP27:</b> Dwelling Space Standards	No Update Required	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> </ul>
<b>DP28:</b> Accessibility	Minor Update	<ul style="list-style-type: none"> <li>To reflect updated evidence within the SHMA</li> <li>The aims and objectives of this policy remain in date and consistent with national policy and current building regulations</li> </ul>
<b>DP29:</b> Noise, Air and Light Pollution	Minor Update	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> <li>An update to the 'air' element was included in the Sites DPD</li> </ul>
<b>DP30:</b> Housing Mix	Major Update	<ul style="list-style-type: none"> <li>Review of housing mix and whether the policy should be more specific</li> <li>C2 Need – to be addressed in this policy or standalone</li> <li>G&amp;T Need – to be reviewed alongside DP33</li> </ul>
<b>DP31:</b> Affordable Housing	Minor Update	<ul style="list-style-type: none"> <li>Affordable housing need to be assessed in a revised SHMA, policy to be updated to reflect this evidence.</li> </ul>
<b>DP32:</b> Rural Exception Sites	Minor Update	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> <li>Minor updates to references / for clarity</li> </ul>
<b>DP33:</b> Gypsies, Travellers and Travelling Showpeople	Major Update	<ul style="list-style-type: none"> <li>An update will be required to account for updated G&amp;T needs evidence</li> </ul>

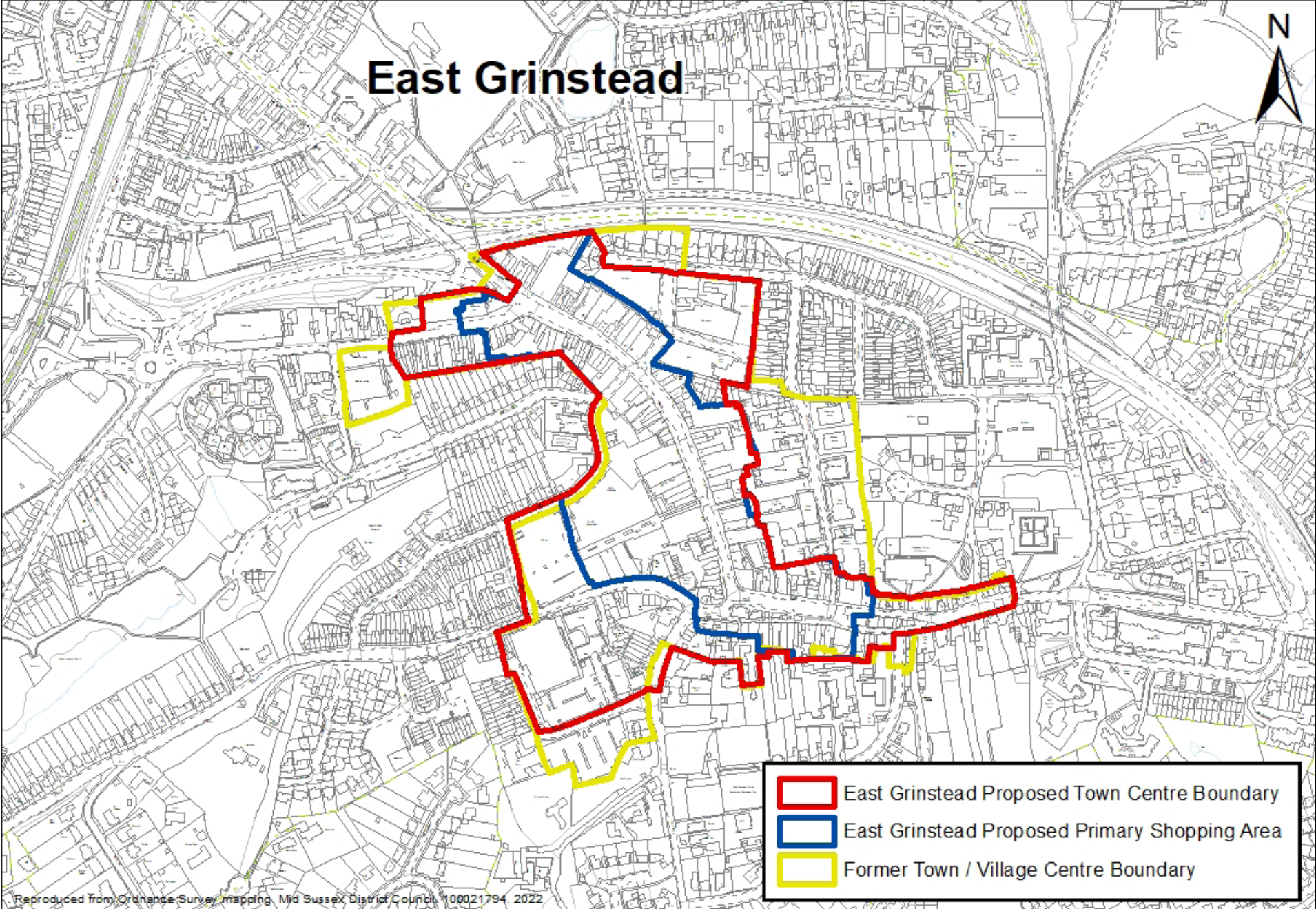





<b>DP34:</b> Listed Buildings and Other Heritage Assets	Minor Update	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> <li>Minor updates to references / for clarity</li> </ul>
<b>DP35:</b> Conservation Areas	No Update Required	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> </ul>
<b>DP36:</b> Historic Parks and Gardens	No Update Required	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> </ul>
<b>DP37:</b> Trees, Woodland and Hedgerows	Minor Update	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> <li>Minor updates to references / for clarity</li> </ul>
<b>DP38:</b> Biodiversity	Major Update	<ul style="list-style-type: none"> <li>To account for forthcoming Government guidance on Biodiversity Net Gain</li> </ul>
<b>DP39:</b> Sustainable Design and Construction	Major Update	<ul style="list-style-type: none"> <li>To reflect the outcomes of the Water Cycle Study and changes to Building Regulations (Future Homes Standard)</li> <li>To reflect the additional requirements set out in the revised NPPF (July 2021)</li> </ul>
<b>DP40:</b> Renewable Energy Schemes	Minor Update	<ul style="list-style-type: none"> <li>Policy provides sufficient support and therefore is in accordance with the revised NPPF (July 2021)</li> <li>Minor updates to references / for clarity</li> </ul>
<b>DP41:</b> Flood Risk and Drainage	No Update Required	<ul style="list-style-type: none"> <li>The aims and objectives of this policy remain in date and consistent with national policy.</li> </ul>
<b>DP42:</b> Water Infrastructure and the Water Environment	Minor Update	<ul style="list-style-type: none"> <li>To reflect the outcomes of the Water Cycle Study and changes to Building Regulations (Future Homes Standard)</li> <li>To reflect the additional requirements set out in the revised NPPF (July 2021)</li> </ul>

# Appendix 2: Town Centres and Primary Shopping Area Boundaries

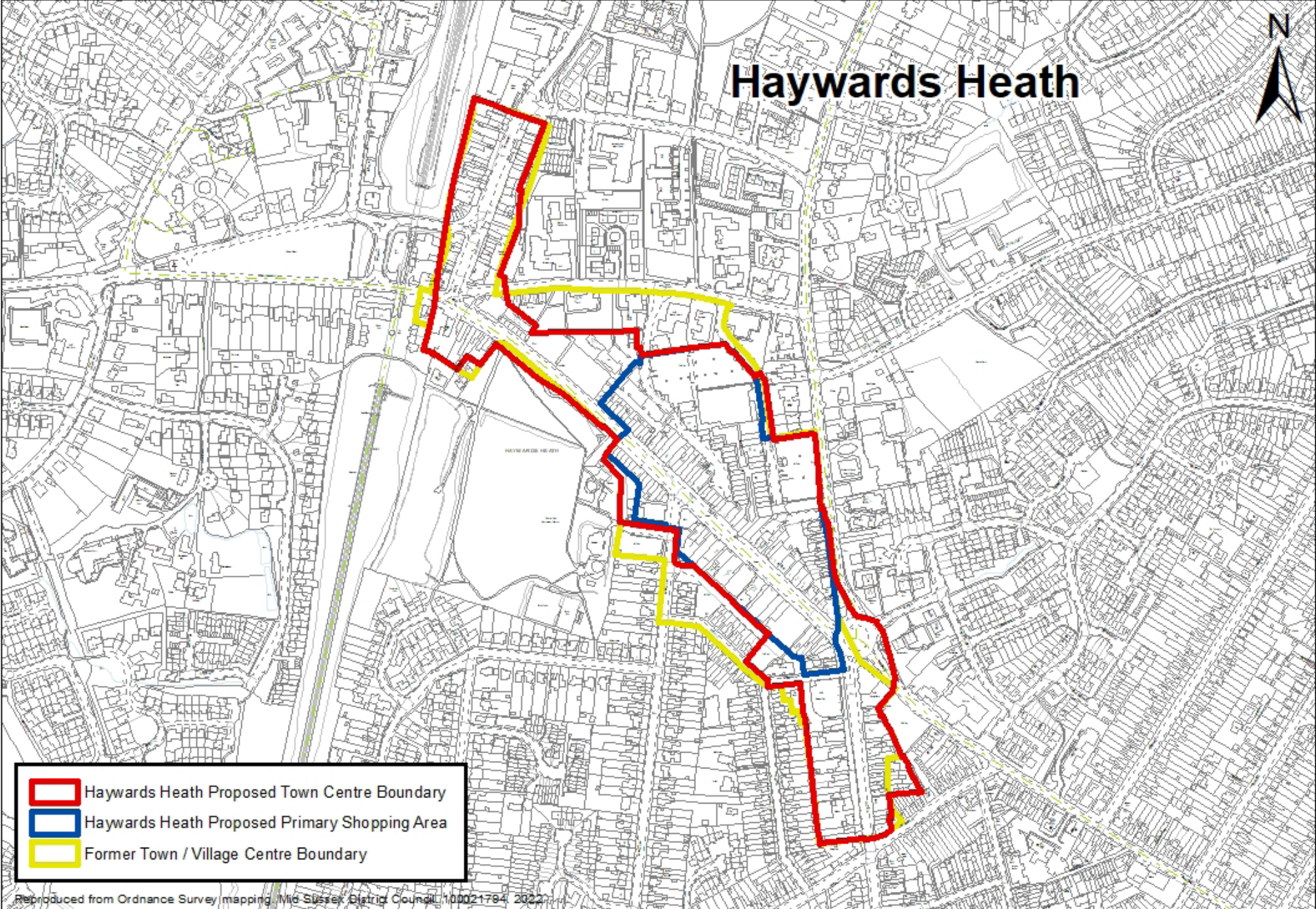


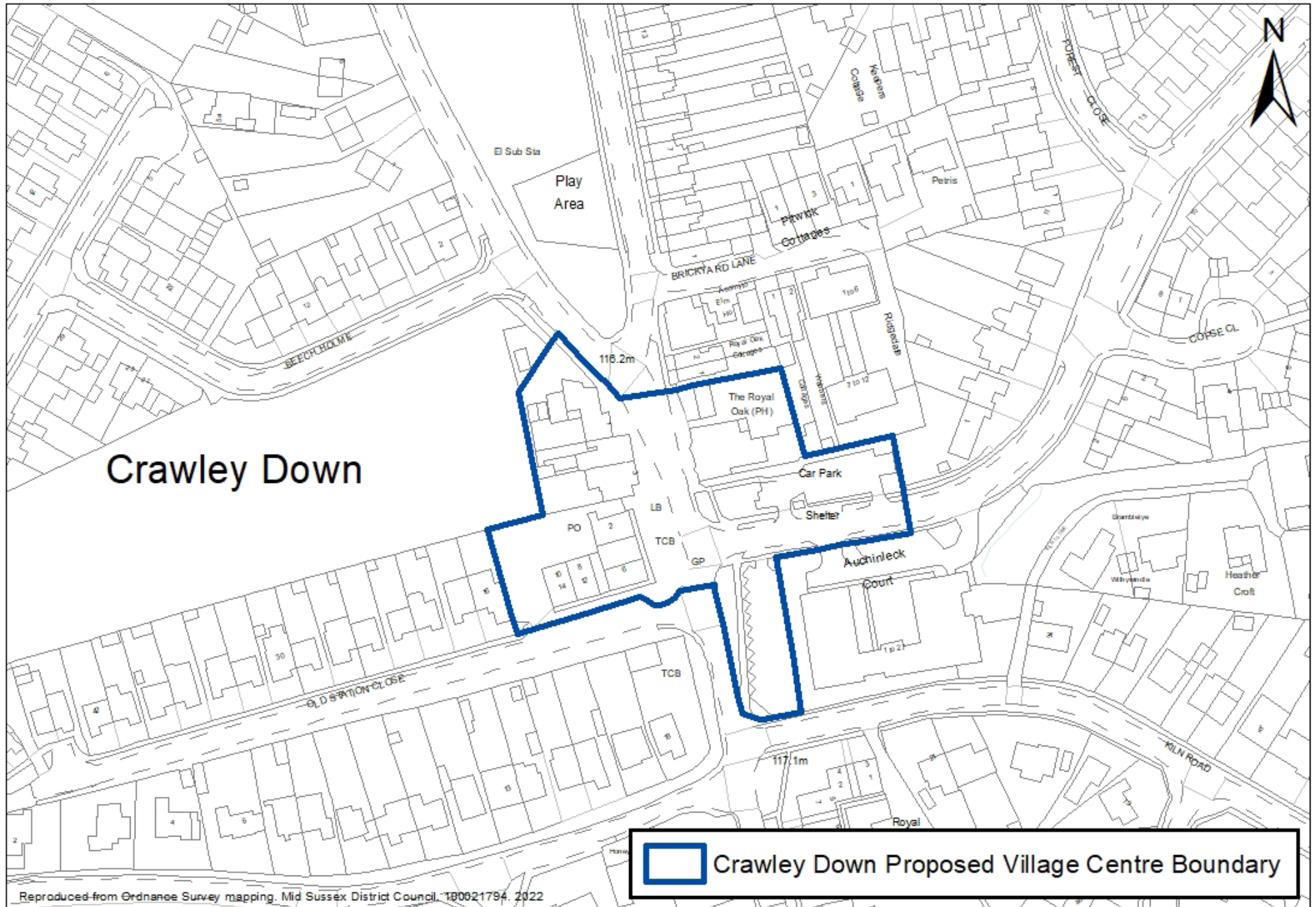
# East Grinstead

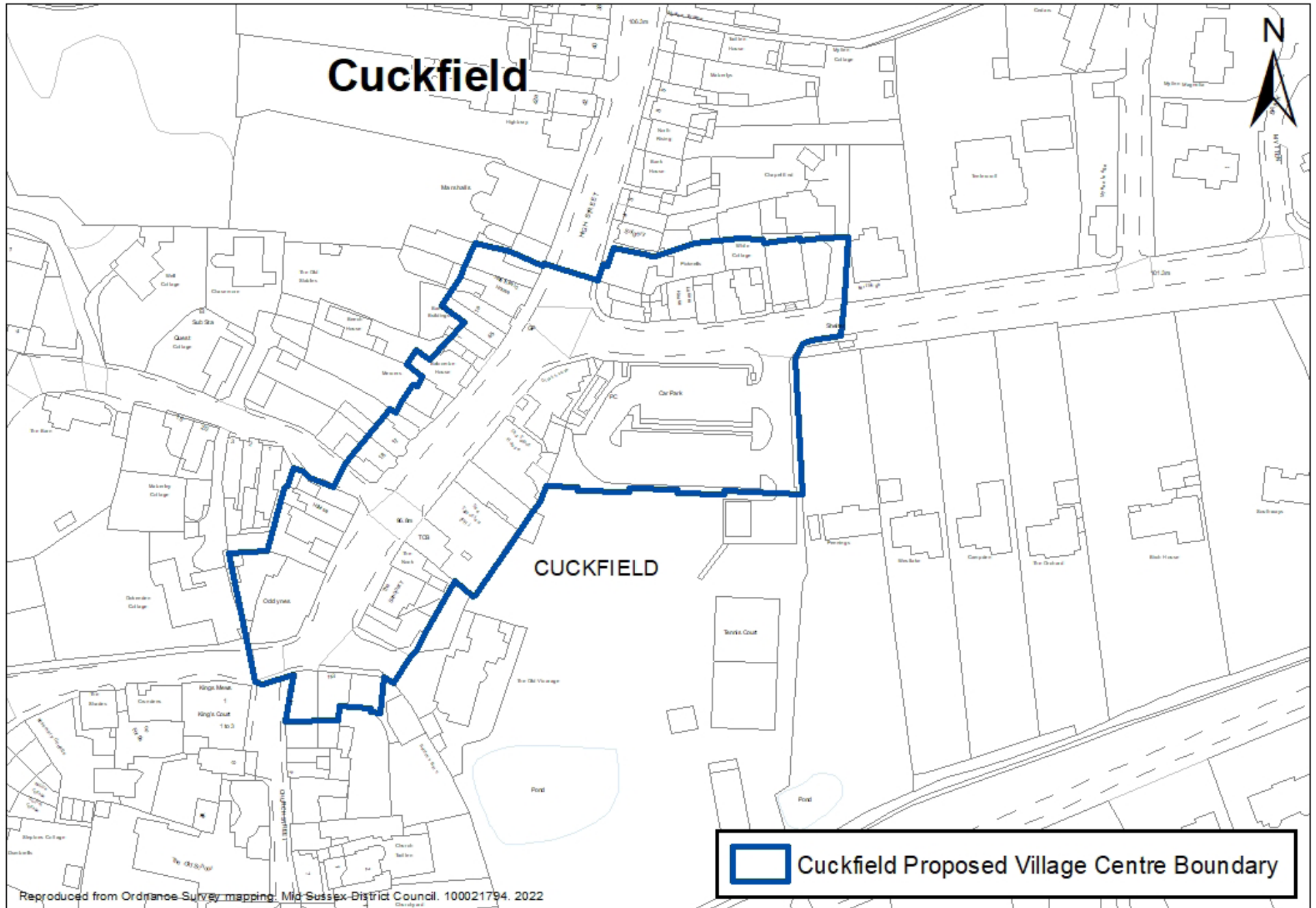


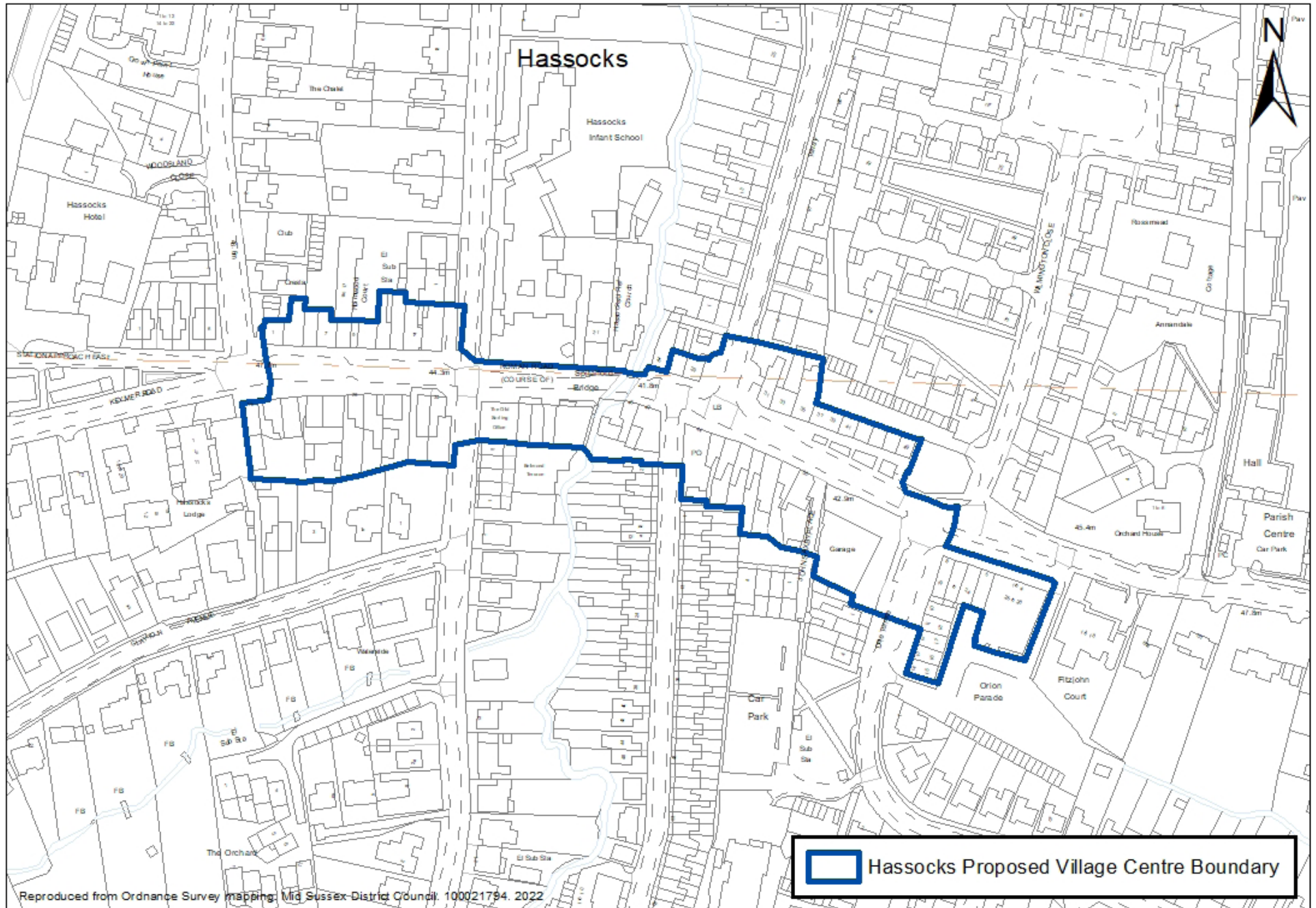
-  East Grinstead Proposed Town Centre Boundary
-  East Grinstead Proposed Primary Shopping Area
-  Former Town / Village Centre Boundary

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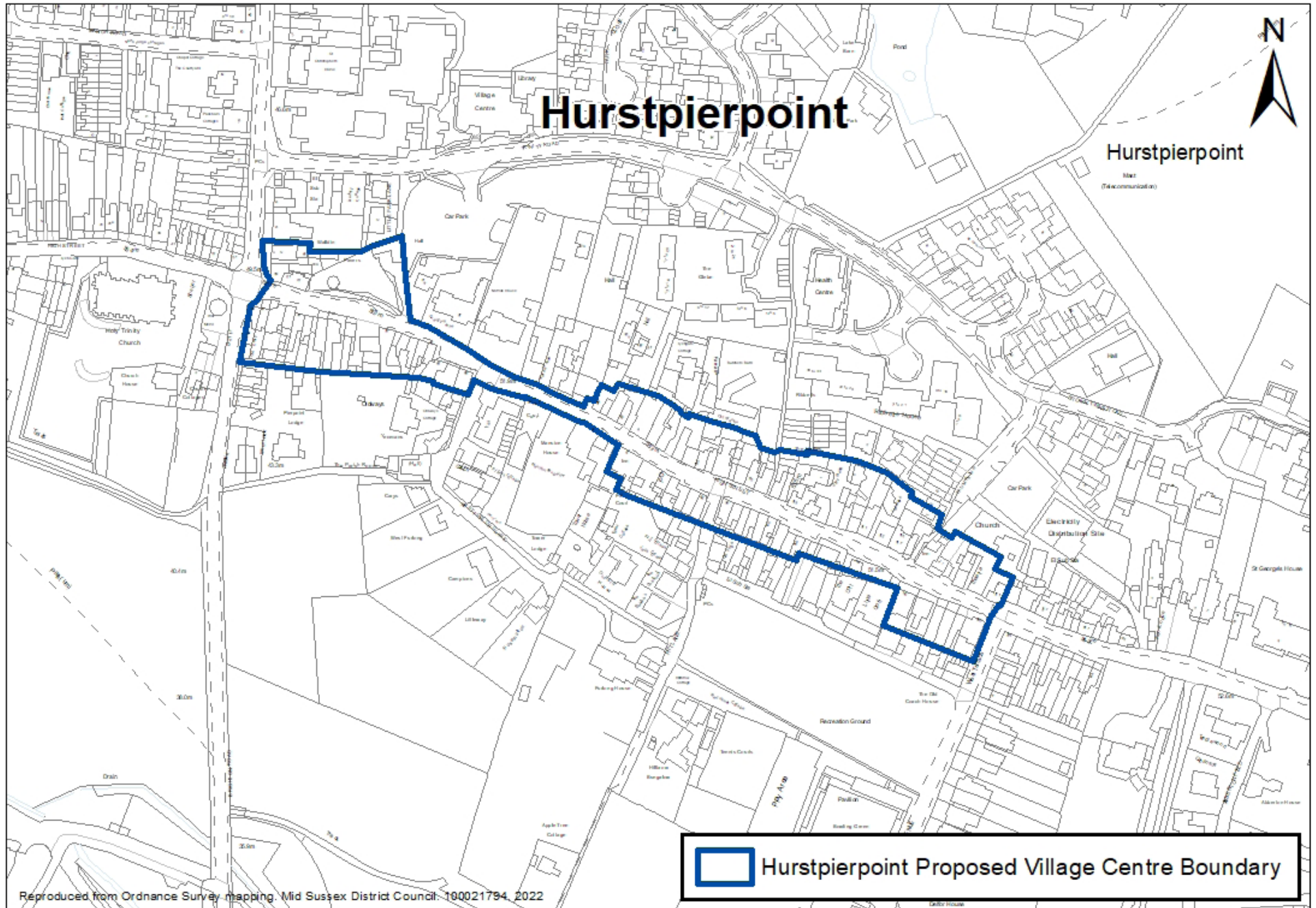




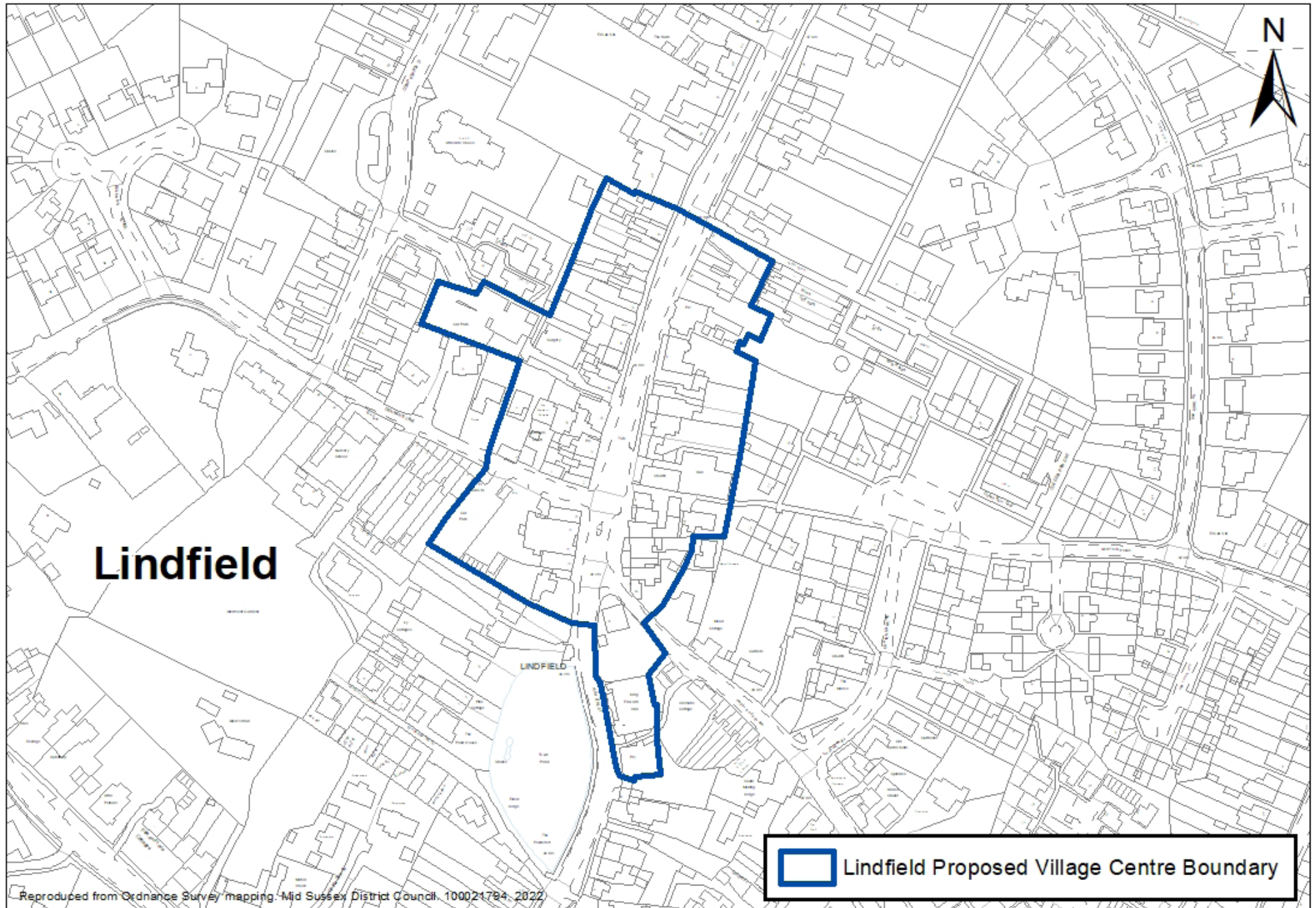




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# Appendix 3: Policy DPI7: Viability supporting tables

## Information Requirements for Viability Appraisal

Table 1 – Viability Appraisal information and data. The planning application Viability Appraisal should contain as a minimum the following information and data, which should be read in conjunction with Planning Practice Guidance.

	Information / data required	Notes
<b>Appraisal format</b>	<ul style="list-style-type: none"> <li>Printed and electronic version of appraisal in a format that can be fully tested and interrogated</li> <li>Methodology utilised for the appraisal including details of any appraisal software or toolkits used</li> </ul>	
<b>Scheme details</b>	<ul style="list-style-type: none"> <li>Gross and net site area and densities</li> <li>Residential unit numbers, sizes and types of units including a policy compliant split between private and affordable tenures</li> <li>Floor areas:               <ul style="list-style-type: none"> <li>Residential: Gross Internal Area (GIA) and Net Saleable Area (NSA)</li> <li>Commercial / Other: Gross Internal Area (GIA) and Net Internal Area (NIA)</li> </ul> </li> <li>Proposed specification for each component of development, consistent with assumed costs and values, and target market / occupiers</li> </ul>	
<b>Development programme</b>	<ul style="list-style-type: none"> <li>Project plan, including land acquisition, pre-build, construction and marketing periods and phasing where appropriate</li> <li>Viability cash flow where possible:</li> <li>The timing of cost and income inputs (including interest rates, capitalisation rates, loan costs residential sales rates with reference to project / construction plans and contracts and land / development / letting agreements as relevant).</li> </ul>	

<b>Gross Development Value A</b>	<ul style="list-style-type: none"> <li>• Anticipated residential Sales Values, ground rents, sales rates (per month), assumptions regarding forward sales and supporting evidence</li> <li>• Anticipated rental values, yields and supporting evidence</li> <li>• Details of likely incentives, rent-free periods, voids for any commercial element</li> <li>• Anticipated value (and timing of payments) of affordable units based on evidence including details of discussions with Registered Providers and Registered Providers offers</li> </ul>	<ul style="list-style-type: none"> <li>• Assumptions relating to development values should be justified with reference to up to date transactions and market evidence relating to comparable new build properties within a reasonable distance of the site, and, where relevant &amp; possible, arrangements with future occupiers.</li> <li>• Information relevant to comparable properties should be fully analysed to demonstrate how this has been interpreted and applied to the application scheme.</li> <li>• Viability Appraisals should be informed by discussions with a Registered Provider of affordable housing – providers may be able to indicate their likely offer prices</li> <li>• Affordable housing values assumed within a Viability Appraisal should reflect the offer/s made by Registered Providers for purchasing the affordable housing element of the development and evidenced. Where input is not available, information on rents, management and repair costs, voids, yields / payback period requirements should be submitted. For Shared ownership - % share and rent level on retained equity should be included. Estimated % market value (MV) and £/sq. m indications are also useful benchmarks helping inform a view on the revenue assumptions.</li> </ul>
<b>Costs</b>	<ul style="list-style-type: none"> <li>• Build Costs per square metre based on RICS Build Costs Information Service (BCIS), with values correctly reflecting the specific proposal, and justified to show that an appropriate and reasoned approach has been taken in estimating the costs</li> <li>• Abnormal or exceptional costs not reflected in the land value/ price (and detailed reasons why this was not the case)</li> <li>• Where applicants seek to rely on a specific assessment of Build Costs rather than a recognised publicly available source of information (likely to be the case for larger schemes): expected build cost and supporting evidence including a fully detailed elemental cost plan demonstrating the basis of cost estimations and evidence of contractor costs.</li> <li>• Disaggregated abnormal costs (if relevant) that can be benchmarked against BCIS</li> <li>• Details of other costs such as demolition and supporting evidence including clarity on any additional assumptions such as those relating to external / site works</li> </ul>	<ul style="list-style-type: none"> <li>• Development costs adopted within Viability Appraisals should be determined based on current day figures at the point of the planning application submission.</li> <li>• The RICS Build Costs Information Service (BCIS) is a publicly available source of cost information which can be used in Viability Appraisals. The selection of BCIS values must correctly reflect the specific nature, location and size of proposal, and be justified to show that an appropriate and reasoned approach has been taken in estimating the costs.</li> <li>• Abnormal costs should come with an explanation of the need / relevance and cost estimate information / reasoning for the assumed cost levels</li> <li>• It should not be assumed that abnormal costs would necessarily be borne exclusively at the expense of compliance with the Development Plan, as a site involving abnormal development costs is likely to attract a lower land value than could be achieved on a site where this was not the case.</li> <li>• Where a specific assessment of Build Costs is relied on, rather than standardised costs from a recognised source, or where any abnormal costs are applied, Build Costs will be reviewed on an open book basis as a part of a viability review. Costs should be provided for different components of the scheme including market and affordable housing.</li> <li>• The District Council will expect a clear correlation to be evident between a development's specification, assumed Build Costs and development values.</li> </ul>

<b>Fees</b>	<ul style="list-style-type: none"> <li>Sales / letting and professional fees and supporting evidence</li> </ul>	<ul style="list-style-type: none"> <li>Build; sales / marketing costs</li> </ul>
<b>Developer Profit</b>	<ul style="list-style-type: none"> <li>Profit on cost or value</li> <li>Supporting evidence from applicants to justify proposed target rates of profit taking account of the individual characteristics of the scheme</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the NPPG the District Council will avoid a rigid approach to profit levels. The District Council will consider the individual characteristics of each scheme when determining an appropriate profit level and will require supporting evidence from applicants and lenders to justify why a particular return is appropriate, having regard to site specific circumstances, market conditions and the scheme's risk profile.</li> <li>The appropriate level of Developer profit will vary from scheme to scheme. This is determined by a range of factors including property market conditions, individual characteristics of the scheme, comparable schemes and the development's risk profile. The lower the scheme's risk profile, the lower the level of required profit and vice versa.</li> <li>Profit requirements for affordable housing are generally much lower than those for market sale units given the lower levels of risk associated with securing occupation of affordable units compared with the sale of market units.</li> <li>Assumptions made must be balanced and internally consistent. In line with this, it should be made clear how the profit level has been adjusted taking into account the other assumed inputs within an appraisal. For example, where a high build cost contingency or other costs at the upper end of typical parameters are adopted as a means of mitigating risk, this would equally be expected to influence the assumed profit target.</li> <li>The District Council expects that the actual Developer return which is produced as part of the applicant's submitted Viability Appraisal should form the profit threshold (rather than a higher figure) and be regarded as a reasonable return for the applicant.</li> <li>The most common approach for calculating Developer's profit in Viability Appraisals submitted as a part of the planning process is either as a factor of Gross Development Cost (GDC) or Gross Development Value (GDV)</li> </ul>

<b>Benchmark land value</b>	<ul style="list-style-type: none"> <li>Existing Use Value (EUV) based on evidence including existing income, comparable data and details of condition of existing site. Justification for any alternative land use value / premium applied over EUV, taking account of circumstances of site and planning policy together with this policy</li> <li>Freehold/leasehold titles</li> <li>Tenancy schedule - to include lease summaries (where appropriate)</li> <li>Details of income that will continue to be received over the development period (where appropriate)</li> <li>Arrangements between the landowner and Developer, including any land sale, development or tenancy agreements (where appropriate)</li> <li>Evidence for how benchmark land value reflects planning policy</li> </ul>	<ul style="list-style-type: none"> <li>Land value should reflect policy requirements, planning obligations, and CIL charges if applicable in the future</li> <li>A market value approach may not be appropriate if schemes evidenced are not policy compliant. Where these concerns are evident the District Council will rely on the Existing Use Value / Existing Use Value plus a premium approach applying the guidance set out in this document.</li> <li>Lower levels of affordable housing should only be tested in addition to a policy compliant scheme where warranted by genuine site specific viability constraints (including where an acceptable benchmark land value cannot be achieved)</li> <li>An Alternative Use Value benchmark land value will only be accepted where there is a valid consent for the alternative use or if the alternative use would clearly fully comply with the Development Plan.</li> <li>In any event bearing in mind that land can be overpaid for – a historic or actual site purchase may not be a good indicator of current site value</li> </ul>
<b>Planning Contributions</b>	<ul style="list-style-type: none"> <li>Planning obligation costs</li> <li>Any Community Infrastructure Levy if adopted in future</li> </ul>	<ul style="list-style-type: none"> <li>Likely planning obligations (and CIL if adopted in the future) should be included as a development cost in a Viability Appraisal</li> <li>The timing and level of planning obligations that can be supported as a part of the Viability Appraisal process will be considered. Where these are necessary to make the development acceptable in planning terms however, and these cannot be secured, planning permission will not be granted.</li> <li>Any CIL instalment policy (if adopted) should be reflected in assumed timings of payments.</li> </ul>
<b>Development finance</b>	<ul style="list-style-type: none"> <li>Finance costs appropriate to the type of proposal, reflecting the fact that finance costs vary throughout the development period, with the majority of interest costs typically incurred during construction and bearing in mind the assumed land purchase timing(s)</li> </ul>	<ul style="list-style-type: none"> <li>A standardised approach will generally be adopted to finance costs, which should be appropriate to the type of proposal.</li> <li>The viability model should reflect the fact that finance costs vary throughout the development period, with the majority of interest costs typically being incurred during construction.</li> </ul>

## Advanced Stage Viability Review

Table 2 – The information required for the Advanced Stage Viability Review

The following information & data is required as evidence during the Advanced Stage Viability Review:

	<b>Information / data required</b>	<b>Notes</b>
<b>Gross Development Value A</b>	Gross Development Values (GDV) - all gross receipts or revenue received supported by evidence, including but not limited to: <ul style="list-style-type: none"> <li>• Audited company accounts detailing all sold/ let transactions</li> <li>• Certified sales contracts or completion certificates detailing the purchase price for each sale</li> <li>• Land Registry records showing sale price information</li> <li>• Other receipts, such as income from hoardings</li> </ul>	
<b>Estimated GDV</b>	Estimated GDV for the unsold/ unlet components of the development at the point of review using detailed comparable information taking into account: <ul style="list-style-type: none"> <li>• Any sales/ lettings that have taken place on the development</li> <li>• Income from any other sources.</li> </ul>	
<b>Average residential values per sq. m</b>	Average residential values per sq. m for market and affordable housing across the scheme based on the information provided above	
<b>Actual Build Costs incurred</b>	Payments made or agreed to be paid under the relevant building contract(s), including receipted invoices, or costs certified by the Developer's quantity surveyor, cost consultant or employers agent.	This is not required at planning application stage where Build Costs are based on relevant (index linked) BCIS figures
<b>Estimated Build Costs</b>	Estimated Build Costs to be incurred for the remainder of the development based on the agreed building contract(s) or estimation provided by the Developer's quantity surveyor, cost consultant or employers agent	This is not required at planning application stage where Build Costs are based on relevant (index linked) BCIS figures

### Table 3 - The Advanced Stage Viability Review Contribution Formula

The formula to be used at the Advanced Stage Viability Review to calculate any additional financial contribution payable towards infrastructure contributions and affordable housing provision which was not viable at planning application stage

$$\text{'Contribution'} = ((A + B - C) - (D + E - F)) \times \text{APA}$$

A = Gross Development Value (GDV) achieved on sale/letting of 75% of residential units and GDV from other parts of the development sold / let and other income receipts \*

B = Estimated GDV for parts of the development that are yet to be sold / let and other income sources \*

C = GDV determined as part of the assessment of viability at planning application stage

D = Actual Build Costs incurred at point of review \*

E = Estimated Build Costs for remainder of the development \*

F = Total Build Costs determined as part of the assessment of viability at planning application stage

#### Notes:

(A + B - C) is the change in GDV at the point of review

(D + E - F) is the change in Build Costs at the point of review, which is subtracted from the change in GDV to establish whether additional value has been generated as a result of increased values or reduced Build Costs

APA = 0.60 calculates the reduction in the contribution required, accounting for the 40% of additional value to be retained by the Developer as an additional profit allowance

\* Determined as part of the Advanced Stage Viability Review

This formula will be used to calculate whether a 'surplus' is generated, due to the scheme being more financially viable than previously anticipated, by deducting any change in Build Costs from any change in Gross Development Value.

The change in Gross Development Value is calculated by adding together the actual Gross Development Value achieved at the date of review and the estimated Gross Development Value due and deducting from this the Gross Development Value determined as part of the assessment of viability at the planning application stage. The change in Build Costs is calculated by adding together the actual Build Costs incurred at the point of review and the estimated Build Costs due and deducting the total Build Costs determined as part of the assessment of viability at the planning application stage.

### GUIDANCE NOTE

#### Methodology

Any additional land value provided by a development over and above the value of the site in its existing use, or an accepted policy compliant alternative use, is dependent on the grant of planning permission, the basis of which is compliance with the Development Plan.

Landowner expectations and speculation on land values need to be balanced against the legitimate needs of communities accommodating new development, including the provision of affordable housing and infrastructure.

The Residual Land Value methodology will be used when assessing the viability of schemes since it is consistent with the longstanding principle that policy requirements associated with securing planning permission are development costs that influence the level of any uplift in land value from the grant of planning permission or change of use of land for development.

It determines the 'residual' value that is left available to pay a landowner for their land, once the costs of development (and a reasonable profit for the Developer) are deducted from the gross development value generated by the development. This is then compared with the benchmark land value based on the existing use value or alternative use value of the site.

Existing use value is defined as the value of the site in its existing use, assuming that it remains in such use and has planning permission where necessary for that use. It excludes any hope value associated with proposed development on the site or potential alternative uses. Market transactions used to justify an existing use value must be genuinely comparable to the application site and should relate to sites and buildings of a similar condition and quality, or otherwise be adjusted accordingly.

A premium may be added to the Existing Use Value where justifiable, in order to provide a relevant incentive for the landowner to release the land for development.

An alternative Use Value approach to the benchmark land value will only be accepted where there is an existing implementable permission for that use or the alternative use would fully comply with the Development Plan, and the value attributed must take account of all policy requirements including affordable housing and infrastructure contributions.

If a proposal generates sufficient positive land value after also supporting a suitable level of profit as well as necessary development costs and planning obligations (ie the Residual Land Value is higher or equal to the Benchmark Land Value) it will generally be capable of implementation from a viability point of view. If not, the proposal may not go ahead, unless there are alternative funding sources to 'bridge the gap' or other compelling drivers for it to progress.

## **Transparency**

It is common practice for applicants to seek to place confidentiality restrictions on viability information, normally as a request for exemption from disclosure under the Environmental Information Regulations 2004 and the Freedom of Information Act 2000, on the basis that this would adversely affect the confidentiality of commercial information which protects a legitimate economic interest.

The District Council recognises the importance of public participation and the availability of viability information in the planning process to District Councillors, officers and consultees. The District Council considers that disclosure would not cause an 'adverse effect' which would outweigh the public benefit of such an action; and that information submitted as a part of, and in support of a Viability Appraisal should be treated transparently and be available for wider scrutiny. In submitting information, applicants should do so in the knowledge that this will be made publicly available alongside other application documents on the public planning register.



Redaction of any information will only be allowed in exceptional circumstances. Applicants wishing to make a case for exceptional circumstances will be required to provide full justification as to the extent to which the disclosure of a specific piece of information would cause an 'adverse effect' and harm to the public interest, to an extent not outweighed by the benefits of disclosure to the public.

The District Council will consider the matter of redaction carefully, with reference to the 'adverse effect' and overriding 'public interest' tests in the Environmental Information Regulations, as well as the specific circumstances of the case. Such issues should be raised at an early stage within the preapplication process. Any justification provided as to the extent of harm which would occur if the information was disclosed will also be placed on the public planning register, irrespective of whether or not accepted.

# Annex 1: Overview of Policy Requirements for Housing Allocations

Allocations within the District Plan must be compliant with the development plan when read as a whole; this includes national policy, policies within this plan (including DPH4: General Principles for Housing Allocations and individual allocation policies), and within 'made' Neighbourhood Plans.

The following is a non-exhaustive overview of other development plan policies that will need to be taken into consideration:

## Key Objectives

- Contribute towards necessary infrastructure provision, including transport, education, health, community and leisure facilities as required by District Plan Policy **DPI1: Securing Infrastructure**, the **Mid Sussex Infrastructure Delivery Plan (IDP)** and the **Mid Sussex Development Infrastructure and Contributions Supplementary Planning Document (SPD)**.
- Provide 30% affordable housing and a suitable mix of housing in line with District Plan Policies: **Housing Mix** and **DPH32: Affordable Housing and the Mid Sussex Affordable Housing SPD**.

## Urban design principles

- Design new development in accordance with District Plan Policy **DPB1: Character and Design** and with the design principles set out in the **Mid Sussex Design Guide SPD**.
- Design sites within the High Weald AONB regarding accordance with the **High Weald Housing Design Guide**.

## Landscape considerations

- conserve and enhance the natural beauty of the High Weald, as set out in the **High Weald Management Plan 2019-2024** and District Plan Policy **DPC4: High Weald Area of Outstanding Natural Beauty**.
- Development within the setting of the South Downs National Park will need to be consistent with National Park purposes and special qualities, as set out in the **South Downs Local Plan** and **South Downs Partnership Management Plan** and with District Plan Policy **DPC5: Setting of the South Downs National Park**.

## Social and community

- Contribute towards education capacity (early years, special education needs, primary, secondary and sixth form) in accordance with District Plan Policy **DPI1: Securing Infrastructure**, the **Mid Sussex District Plan IDP** and the requirements set out in the **Mid Sussex Development Infrastructure and Contributions SPD**.
- Contribute towards public open space, recreational and community facilities in accordance with District Plan policy **DPI5: Leisure and Cultural facilities**, **DPI6: Community Facilities and Local Services**, the **Mid Sussex District Plan IDP**, **Playing Pitch Study**, and the requirements set out in the **Mid Sussex Development Infrastructure and Contributions SPD**.
- Contribute towards health care provision, where appropriate, in accordance with District Plan Policy **DPI1: Securing Infrastructure** and the requirements set out in the **Mid Sussex Development Infrastructure and Contributions SPD**.

## Historic environment and cultural heritage

- Provide Heritage Impact Assessments, where appropriate, to establish the significance of heritage assets and their settings, the impact of development on this significance and, if appropriate, mitigation strategies in accordance with District Plan policies **DPB2: Listed Buildings and other Heritage assets**, **DPB3: Conservation Areas** and **DPN5 Historic Parks and Gardens**.

## Air Quality, Light, Noise and Amenity

- Investigate any potential adverse air, light and noise pollution impacts from the development itself and from neighbouring uses, ensuring that these are avoided, or appropriately mitigated, in accordance with District Plan Policy **DPN6: Noise, Air and Light Pollution** and **DPN9 relating to Air Quality**.

## Biodiversity and Green Infrastructure

- Conserve and enhance areas of wildlife value and ensure there is a net gain to biodiversity, using the most up-to-date version of the Biodiversity Metric. Avoid any loss of biodiversity through ecological protection and enhancement, and good design. Where it is not possible, mitigate and as a last resort compensate for any loss. Achieve a net gain in biodiversity (measured in accordance with Government guidance and legislation), for example, by incorporating new natural habitats, appropriate to the context of the site, into development and designing buildings with integral bat boxes and bird nesting opportunities, green/brown roofs and green walling, in appropriate circumstances in accordance with District Plan Policy **DPN1: Biodiversity**.

## Access and highways

- contribute towards delivering sustainable development and appropriate infrastructure in accordance with District Plan Policy **DPT1: Transport** and the objectives of the **West Sussex Transport Plan 2011 – 2026**.
- Provide adequate car parking in accordance with District Plan Policy **DPT1: Transport**.

## Flood risk and drainage

- use Sustainable Urban Drainage Systems (SuDS) principles and methods where possible to drain the surface water from the development. SuDS features shall be designed and managed to provide, where possible, an ecological and water quality enhancement, providing areas for amenity and recreation, in accordance with District Plan Policy **DPS4: Flood Risk and Drainage** and the **West Sussex Lead Local Flood Authority (LLFA) Policy for the Management of Surface Water** and the **Mid Sussex Drainage Advice for Developers**.

## Ashdown Forest

- Developments resulting in a net increase in dwellings within the 7km zone of influence around the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) will require mitigation in order to prevent adverse effects on the Forest and shall accord with District Plan Policy **DPC6: Ashdown Forest SPA and SAC**.

## Utilities

- Demonstrate that there is adequate water supply capacity and/or waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users in accordance with District Plan policy **DPS5: Water Infrastructure and the Water Environment**.

## Sustainability

- Address sustainability at the conception stage of development proposals to exploit the benefits of passive design and orientation, fabric performance, energy efficiency measures and low carbon solutions; and wherever possible include on-site low or zero carbon technologies in accordance with District Plan policies **DPS2: Sustainable Design and Construction** and **DPS3: Renewable Energy Schemes**.
- Design development to be resilient to climate change, minimise energy and water consumption and mitigate against flood risk in line with **DPS2: Sustainable Design and Construction**, **DPS4: Flood Risk and Drainage** and **DPS5: Water Infrastructure and the Water Environment**.